

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	FICTITIOUS NAME NOTICE
<p>FICTITIOUS NAME NOTICE Notice Is Hereby Given that Wal-Mart Stores East, LP, 28500 State Road 54, Wesley Chapel, FL 33543, desiring to engage in business under the fictitious name of Walmart #3418, with its principal place of business in the State of Florida in the County of Pasco, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26. March 6, 2026 26-00487P</p>	<p>Notice is hereby given that PSL Wiregrass Operations LLC, owner, desiring to engage in business under the fictitious name of American House Wesley Chapel located at One Towne Square, Suite 1600, Southfield, Michigan 48076 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 6, 2026 26-00480P</p>

FIRST INSERTION
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Union Park East Community Development District ("District") will hold an audit review committee meeting on March 25, 2026 at 6 p.m. and located at Fairfield Inn & Suites, 2650 Lajuana Blvd., Wesley Chapel, FL 33543. At the meeting, the Audit Review Committee will review, discuss and approve the selection of an auditor for the District. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

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 Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Heath Beckett
 District Manager
 March 6, 2026 26-00471P

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

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

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

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

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

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

Richard McGrath, District Manager
 Governmental Management Services - Tampa, LLC
 March 6, 2026 26-00469P

FIRST INSERTION
PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a Regular Meeting and an Audit Committee Meeting on March 16, 2026 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breyria Drive, Lutz, Florida 33558.

The Audit Committee, when designated by the Board, will establish criteria for the evaluation of audit services to be provided by a certified public accounting firm duly licensed under Chapter 473 and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. The Audit Committee will publicly announce a request for proposals (RFP) for annual audit services.

Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it, including the establishment and designation of the Audit Committee.

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

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

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

District Manager
 March 6, 2026 26-00470P

FIRST INSERTION	FICTITIOUS NAME NOTICE
<p>FICTITIOUS NAME NOTICE Notice Is Hereby Given that Wal-Mart Stores East, LP, 28500 State Road 54, Wesley Chapel, FL 33543, desiring to engage in business under the fictitious name of Walmart Vision Center #30-3418, with its principal place of business in the State of Florida in the County of Pasco, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26. March 6, 2026 26-00485P</p>	<p>Notice is hereby given that PSL Wiregrass Operations LLC, owner, desiring to engage in business under the fictitious name of American House Wesley Chapel located at One Towne Square, Suite 1600, Southfield, Michigan 48076 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 6, 2026 26-00480P</p>

FIRST INSERTION
FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Mansfield Boulevard CCSS, LLC, 2475 Mansfield Blvd, Wesley Chapel, FL 33543, desiring to engage in business under the fictitious name of CubeSmart 6248, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26.
 March 6, 2026 26-00488P

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Asturia Community Development District ("District") hereby gives notice of its intent to develop Amended and Restated Rules of Procedure, Rule No. 1 ("Rule"), and rules related to parking and parking enforcement on District property, with penalties including but not necessarily limited to towing, Policy No. 1 ("Policy").

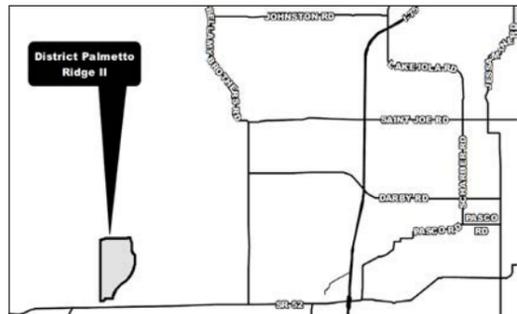
The Rule will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The Policy will address such topics as parking and parking enforcement on District property, with penalties including but not necessarily limited to towing.

The purpose and effect of the Rule and Policy are to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rule and Policy includes sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Rule and Policy and any material proposed to be incorporated by reference may be obtained from the offices the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Phone: (813) 344-4844; Email: Byoung@gms-tampa.com ("District Office"), during normal business hours.

Brian Young
 District Manager
 Asturia Community Development District
 March 6, 2026 26-00477P

FIRST INSERTION
NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO ESTABLISH THE PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners, will hold a public hearing beginning at 1:30 p.m., Tuesday April 7, 2026, at the Historic Pasco County Courthouse Boardroom 2nd Floor, 37918 Meridian Avenue, Dade City Florida 33525, to consider a petition and the adoption of an ordinance to Establish the Palmetto Ridge II Community Development District.

The boundaries of the land to be serviced by the Palmetto Ridge II Community Development District are outlined on the map depicted above. The petitioner has proposed to establish the Palmetto Ridge II Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, and specific other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140 x1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal any decision made by the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or at (352) 521-4345

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING
 March 6, 13 20, 27, 2026 26-00474P

FIRST INSERTION
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 NOTICE OF REGULAR MEETING

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

The purpose of the meeting is 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
 March 6, 2026 26-00508P

FIRST INSERTION
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF REGULAR MEETING

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

The purpose of the meeting is 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.

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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
 March 6, 2026 26-00509P

FIRST INSERTION
NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO AMEND THE BOUNDARIES OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, April 7, 2026, at the Historic Pasco County Courthouse Boardroom 2nd Floor, 37918 Meridian Avenue, Dade City Florida 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Palmetto Ridge Community Development District.

The above map outlines the land to be removed by amending the boundaries of the Palmetto Ridge Community Development District. The petitioner has proposed amending the boundaries of the Palmetto Ridge Community Development District in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, 8731 Citizens Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140 x1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal any decision made by the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING
 March 6, 13 20, 27, 2026 26-00473P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432

Time: 09:15 AM

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

1136 - Broderick, Fevronia; 1182 - Daniels, Destiny; 1202 - Fowler, Rachel; 1233 - Carey, Leann; 2116 - Gonzalez, Jose Rafael; 2180 - Tanzola, Andrew; 2218 - Honecker, Tina; 2246 - Dey, Michael; 2248 - Dey, Michael; 2268 - Sponsler, Dylan; 3147 - Schloss, Roxanne; 3240 - Tello Stanley Insurance LLC Tello, James; 5002 - Alson, Eric; 5135 - Perkins, Cindy; 5150 - Bove, Hailey; 7007 - Tanzola, Andrew; 7026 - Davis, Daniel; 7039 - Clark, Patricia

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376

Time: 10:00 AM

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

01018 - Grassi, Deanna; 01075 - Grassi, Deanna; 01116 - Rhodes, Raby; 02012 - Kennedy, Kendra; 02013 - carter, kenneth; 02049 - Marie, Tatiana; 02054 - Velazquez, Victor; 02079 - Ditewig, Stephen; 02087 - Aguilera, Sapphire C; 020891 - Perez, Ivette; 02115 - Bruce, Linda; 03039 - Little, Brian; 03111 - mccall, Erica; 03139 - Ray, Michael; 03148 - Advocate For Small Business Owners Nails, Tammy; 03169 - Kennedy, Charles; 03194 - Alas, Nikola; 04007 - Abentroth, Sasha; 04041 - Baez, Alberto; 04111 - alvarez, imani; 04127 - Daye, Raven; 04139 - Williams, Olivia; 04185 - Henderson, Kemuel; 04193 - Grassi, Deanna; 04201 - Lewis, Mercedes

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632

Time: 10:15 AM

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

024 - Millstead, Rita; 047 - hill, Tommya; 208 - Express Expediting Solutions Gomez, Jeremy; 232 - Mccarthy, Cassandra; 267 - Curney, Broderick; 275 - Taylor, Brandie; 314 - Lorenz, Victoria; 322 - Knox, Angela

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:45 AM

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

11001 - Leedham, Donna; 11046 - Crew, Katherine; 11179 - Seagroves, Hailey; 11290 - Desai, Vandna; 11298 - Duke, Angelina; 12041 - Nelson, Mary; 12060 - Rosado, Amanda; 12065 - Gwinn, Aubrey; 12069 - Odum, Jessalyn; 12085 - Torres, Tabitha; 12086 - Laker, Stephanie Elizabeth; 12128 - commorato, susan; 12147 - Searcy, Lashanda; 12148 - Hansford, Melissa; 12169 - Hess, Melinda; 12199 - In Motion Technology Services LLC Andersen, Nick; 12202 - Giglio, Justina; 12228 - Rosati, Guy; 12230 - Woods, Shana N; 12268 - Taylor, Jayden; 13050 - Toro, Oscar; 13065 - Lake, Terriaunna; 13068 - adams, jay; 13110 - Dennison, April; 13179 - Vitale, Joseph; 13186 - Staley, Andrew; 13206 - Bushard, Sarah; 13314 - Oehlecker, Amanda; B126 - Galloway, Melinda; B147 - Gonzalez, Maritza; B163 - Scott, Danielle; B174 - Reale, Michael A; B202 - marino, marianne; B229 - Grace's Food Pantry Sepulveda, Lorrissa; B231 - Kelly, Kaily; C104 - McKinnon, Kendra; C138 - Kinzie, Julie; C236 - Ross, Devina; C240 - Carmack, Kelly; C252 - wallace, Ronald; C303 - Hatch, Jimmie; C332 - Sims, Shanea; C351 - Weyde, Wanda; C352 - Foust, Jawaun; D106 - Cowley, Franklin J; D208 - Stoltenberg, Emily; D229 - Molina, Maria; D321 - Rothberg, Amanda; D332 - Hall, Emanuel; D359 - Abarca, Alesha Vences; P139 - goad, anthony

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Time: 11:30 AM

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

1204 - Riccardi-Sirico, D'Anna; 1212 - diaz, michael; 1718 - Journey Psychiatry & Behavioral Health Brady, Robert; 1922 - Journey Psychiatry & Behavioral Health Brady, Robert; 1924 - Carter, Thomas; 2303 - Riley, Jamie; 2407 - Carter, Thomas

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 11:45 AM

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

A0024 - Backes, Ronald; A0026 - Rodriguez, Janise; A0077 - Jayden, Wykel Gourley; B0010 - Hill, Jasmyne; C1028 - Townsend, Sharee; C2016 - Day, Randall; D0009 - Wykel, Stephanie; E1109 - Sims, Brittany; E1131 - Hackett, Evelyn; E1147 - Charette, Jacqueline; E1168 - Whipkey, Heather; E1178 - Adams, Angela; E1191 - Dey, Michael; E1192 - Dey, Mary; E1196 - Blackman, Stephen; E1204 - Durham, Barry; E1211 - Hill, Kaysie; E2247 - Johnston, Brianna; E2256 - Monteagudo, Alexander; E2326 - Young, Kristin; E2345 - Bucci, John; E2358 - Johnson, Melissa

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

Time: 12:00 PM

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

0A150 - Hyatt, Adam; 0A154 - Rojas Velasquez, Maria; 0A202 - Custodio, Michael; 0A219 - Tucker, Erica; 0A228 - Fonseca, Alvaro; 0A233 - Fernandez, David; 0A246 - Evans, Andrew; 0B008 - Shackett, Sarah; 0B013 - coats, janie; 0B021 - Rader, Brian; 0B050 - Goodrich, Kaitlyn; 0B120 - Brown, Amber; 0C009 - cockrum, Justin; 0C015 - valenzano, Angela; 0C117 - Smith, Emmanuel; 0D001 - Popovich, George; 0D009 - Santana, Wilnelia; 0D013 - Musser, Michael; 0D034 - POWERS, MICHAEL; 0E047 - DeFranco, Jordyn; 0E104 - Rosa, Aliannys; 0E115 - Knox, Tracy; 0E124 - Ortiz, Xavier; 0E143 - StClaire, Luis; 0E172 - Kennedy, Michele; 0E243 - Menech, Nicole

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

Time: 12:15 PM

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

003 - Matzinski, Heather; 005 - morand, Destiny; 050 - Horn, Janice; 059 - Jones, James; 070 - Kennedy, Anthony; 071 - Bomhardt, Anne; 090 - bato, sal; 091 - Aspat, Melissa Pappas; 133 - Conyers, Devondre; 135 - Jr, Donald Johnson; 138 - York, Joel; 140 - Hartnett, Sara; 243 - Harvey, Brandon; 324 - Jones, Maria Elena Cavallari; 330 - jones, Diedra; 376B - Willis, Duncan; 412 - tisdale, shawn; 452 - Moorehead, Susan; 477 - Family Fit nutrition Mcneil, Nick; 481 - Scydick, Terry

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Time: 12:30 PM

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

1004 - Bacon, Joseph; 1048 - Brown, Dawn; 1076 - Foster, Daniel; 1105 - Cobb, Cameron; 1146 - cly, Alyssa; 1181 - Hicks, Ashley; 1232 - Stamper, Holly; 1236 - Thompson, Kristene; 2014 - Cespedes, Joel; 2026 - Young, Baylee; 2032 - Carol, Jacob; 2071 - Russo, Gina; 2105 - Zalnerraitis, Melinda; 2228 - Gorr, Stacy; 2261 - Smith, Dana; 2279 - Bass, Sophia; 3030 - Barber, Shawn; 3041 - giansante, tony; 3051 - fort, Amy; 3131 - Christian, Gordon; 3151 - Moore, Trevonte; 3153 - Sanks, Tekeisha; 3184 - Brennan, Amanda; 3209 - COLEY, INTIMATE SHERMIRA; 3239 - Caldwell, Andrew J; 3345 - Keen, Delores

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964

Time: 12:45 PM

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

1034 - Gonzalez, Maritza; 1052 - Gonzalez, Jose; 1073 - Shannon, Lysondra; 1078 - Sawyer, Gina; 1133 - Torres, Stephanie; 2060 - Webster, Stephanie; 2065 - Moody, Nicole; 2115 - Garcia, Russell; 2217 - Feeley, Cindy; 2243 - Keister, John; 3033 - Jamin, Rebecca; 3091 - Gordon, Nicole; 3174 - Nieves, Maria; 3194 - Casillas, Brandon; 4056 - Antonio, Melissa

PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245

Time: 01:30 PM

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

B009 - Bologna, April; D012-13 - Musselwhite, Jason; H020 - Burke-Ducharme, Adriana; M006 - Jensen, Tammy

PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254

Time: 01:45 PM

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

0204 - carter, Kelly; 0309 - Ploettner, Rebecca; 0507 - Lomio, Katherine; 0508 - Almonte, Catherine; 1001 - Merrill, Gabriella; 1012 - Petruzzo, Michael; 2017 - Moment, Casundra; 2040 - perkins, James; 2066 - Havenner, Reanna; 2069 - Rains, Shyann; A076 - Moskal, Dana; A102 - Glenn, Brittney

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

Time: 02:00 PM

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

0114 - Griffin-Wallace, Natalie; 0315 - Florez, Orlando; 0414 - Melland, Michelle; 0509 - Sterling, Latavia; 0512 - Allen, Chad; 0514 - Hopper, Jason; 1558 - pollice, george; 1906 - Radwan, Crystal; 2324 - Derkowski, Stephen; 2552 - Derkowski, Stephen

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

March 6, 13, 2026

26-00472P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 5495 Wiregrass Rach Blvd, Wesley Chapel, FL 33543, desiring to engage in business under the fictitious name of Walmart Fuel Station #3418, with its principal place of business in the State of Florida in the County of Pasco, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26.

March 6, 2026

26-00484P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Signature Stitch located at 16117 Sunday Stroll Way, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Odessa, Florida, this 27th day of February, 2026.

UNITY LLC
March 6, 2026

26-00481P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Name	Unit
Kalliopi Lempidakis	193
Betty A. Melendez	166 & 301
March 6, 13, 2026	26-00492P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Units contain general household goods/furniture, car parts, engine parts, and large sign. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

NOTICE OF PASCO SELF STORAGE

Start: March 23, 2026 10:30 AM EST
End: March 30, 2026 3:00 PM EST

Location: 11214 US Hwy 19 North Port Richey, FL 34668

Bidding: All bidding will take place online at bid13.com

B410 Leonard Cako	
B167 Jordan Scott	
B402 Refik Mustafic	
U-STOR RIDGE RD	
Start: March 23, 2026 10:30 AM EST	
End: March 30, 2026 3:00 PM EST	
Location: 7215 Ridge Rd., Port Richey, FL 34668	

Bidding: All bidding will take place online at bid13.com

E28 Kathy Masson
F54 James Zimmy

U-STOR ZEPHYRHILLS

Start: March 23, 2026 10:30 AM EST
End: March 30, 2026 3:00 PM EST

Location: 36654 Pure Water Way, Zephyrhills, FL 33541

Bidding: All bidding will take place online at bid13.com

B12 Lauren Campbell
J7 Ashley Harrison

D14AC David Heffron
F15 Herme Perez

D54AC Morgan Sowards
March 6, 13, 2026

26-00489P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Speckled Bird Sober Living, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

The principal place of business is located at 7344 Sandalwood Dr, Port Richey, FL 34668, Pasco County, Florida.

The business is operated by Speckled Bird Homecare Agency LLC. Dated at Odesa, Florida, this 27th day of February, 2026.

March 6, 2026

26-00482P

FIRST INSERTION

Notice of Special Meeting WaterGrass Community Development District II

The Board of Supervisors of the WaterGrass Community Development District II will hold a special meeting at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545, at 10:00 a.m., on Wednesday, March 25, 2026.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued in progress to a time, date, and location stated on the record without additional publication of notice. Copies of the agendas for the meetings listed above may be obtained from Inframark, Community Management Services, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or 813-873-7300, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark, Infrastructure Management Services at (813) 873-7300 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Heather Jackson
District Manager

March 6, 2026

26-00491P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Meadow Pointe II Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 1, amended Rates of the District's Policies and Procedures, Rule No. 2, and amended Rates for Violations of the District's Declarations of Restrictions and Architectural Controls, Rule No. 3, (collectively, the "Proposed Rules") to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The Amended Rates of the District's Policies and Procedure will address such topics as the rates and fees for use of the District's Facilities. The Amended Rates for Violations of the District's Declarations of Restrictions and Architectural Controls will address such topics as the fines for violating the District's Declarations of Restrictions and Architectural Controls.

The purpose and effect of the Proposed Rules are to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the Proposed Rules includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the Proposed Rules and any material proposed to be incorporated by reference may be obtained by contacting Jayna Cooper at the District Manager's Office by mail at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33604, by telephone at 813-873-7300, or by email at Jayna.Cooper@infamark.com.

District Manager

Meadow Pointe II Community Development District

March 6, 2026

26-00478P

FIRST INSERTION

Two Rivers East Community Development District Notice of Meeting and Public Hearing on Proposed Recreational Facilities Policies and Regulations and Clubhouse Fathering Room Reservation Fees and Rates

The Two Rivers East 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 proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on Tuesday, March 17, 2026, at 11:00 a.m. at the Spring Hill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34648.

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 District's properties are borne in a fair manner for all user types. The proposed rates and fees are:

Gathering Room Rental Fees for Residents and Non-Residents

Residents:	Non-Residents:
Up to four (4) hours = \$50.00	Up to four (4) hours = \$150.00
Up to six (6) hours = \$100.00	Up to six (6) hours = \$200.00
Refundable Security Deposit = \$200.00	Refundable Security Deposit = \$400.00

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, rates, 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. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: www.tworiverseastdd.com or by contacting District Manager Jayna Cooper via email at jcooper@infamark.com or via phone at (813) 991-1116.

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.

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 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, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

March 6, 2026

--- PUBLIC SALES ---

FIRST INSERTION

WIREGRASS I COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS Landscape & Irrigation Maintenance Services Pasco County, Florida

Wiregrass I Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Wiregrass I Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, March 09, 2026, at 12:00 p.m. (EST) at the office of Rizzetta & Co., Inc. (AP) 5020 West Linebaugh Avenue, Suite 240, Tampa, FL., 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer.

There will be a mandatory Pre-Proposal Meeting on Wednesday, March 11, 2026, at 11:00 a.m. (EST) at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. Failure to attend the entire meeting will preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for the initial term of one year along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Friday, April 24, 2026, at 11:00 a.m. (EST) at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so.

A District meeting to open the proposals will be held Tuesday, April 07, 2026, 12:00 p.m. (EST), at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than Tuesday, April 07, 2026, 12:00 p.m. (EST), at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. Attention: Amiee Brodeen. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project.

Wiregrass I Community Development District Mr. Sean Craft, District Manager (Scraft@rizzetta.com) March 6, 2026

26-00511P

FIRST INSERTION

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS Landscape & Irrigation Maintenance Services Pasco County, Florida

Wiregrass II Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Wiregrass II Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, March 09, 2026, 12:00 p.m. (EST) at the office of Rizzetta & Co., Inc. (AP) 5020 West Linebaugh Ave., Tampa, FL., 33624., for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer.

There will be a mandatory Pre-Proposal Meeting on Wednesday, March 11, 2026, 11:30 a.m. (EST) at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. Failure to attend the entire meeting will preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for the initial term of one year along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualification according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Friday, April 24, 2026, 11:30 a.m. (EST) or directly following the adjournment of the Wiregrass I CDD BOS meeting at the same location which begins at 11:00 a.m. (EST), at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so.

A District meeting to open the proposals will be held Tuesday, April 07, 2026, 12:30 p.m. (EST), at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than Tuesday, April 07, 2026, 12:30 p.m. (EST), at the office of Rizzetta & Co., Inc. (WC) 5844 Old Pasco Rd., Wesley Chapel, FL., 33544. Attention: Amiee Brodeen. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project.

Wiregrass II Community Development District Mr. Sean Craft, District Manager (Scraft@rizzetta.com) March 6, 2026

26-00512P

FIRST INSERTION

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS Landscape & Irrigation Maintenance Services Pasco County, Florida

Wesbridge Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Wesbridge Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, March 9, 2026, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer.

There will be a mandatory Pre-Proposal Meeting on Wednesday, March 11, 2026, at 10:00 a.m. (EST) at the Wesley Chapel offices of Rizzetta & Co. 5844 Old Pasco Road, 33544. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for the initial term (1 year) along with an option for two (2) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Monday, April 20, 2026, at 5:30 p.m. (EST) at the Wesley Chapel offices of Rizzetta & Co., 5844 Old Pasco Road, 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so.

A District meeting to open the proposals will be held at 10:00 a.m. (EST) on Thursday, April 2, 2026, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on Thursday, April 2, 2026, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Attention: Matthew Mironchik & John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project.

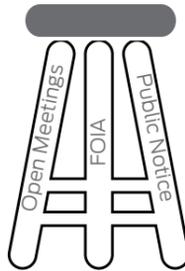
Wesbridge Community Development District Mr. Darryl Adams, District Manager (darryla@rizzetta.com) March 6, 2026

26-00510P

Advertisement for Florida Public Notices. Text: 'NEW NEIGHBORS WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house... WOULDNT YOU WANT TO KNOW? BE INFORMED Read public notices to find out what's going on in your community. FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE'. Includes logos for Florida Public Notices and Business Observer.

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- 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

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2026-CP-0134-WS
IN RE: ESTATE OF
VIRGINIA J. JACKSON
 a/k/a VIRGINIA JOYCE JACKSON
 Deceased.

The administration of the estate of VIRGINIA J. JACKSON a/k/a VIRGINIA JOYCE JACKSON, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
ROBIN JACKSON
 11135 Yellowwood Lane
 Port Richey, FL 34668
 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
 March 6, 13, 2026 26-00504P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
UCN: 512025CP002039CPAXWS
FILE NO. 2025CP002039CPAXWS
IN RE: ESTATE OF
ROGER E. ANDERSON,
 Deceased.

The administration of the estate of ROGER E. ANDERSON, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 2025CP002039CPAXWS, 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, who have claims or demands against decedent's estate, including unmaturing, contingent, or unliquidated claims, and who have been served a copy of this notice, served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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.

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.

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

Personal Representative:
CYNTHIA ANDERSON
 3539 Holiday Lake Drive
 Holiday, Florida 34691
 Attorney for Personal Representative:
 DAVID W. FOSTER, of
 FOSTER AND FOSTER ATTORNEYS,
 P.A.
 2111 Dr. Martin Luther King Jr. Street
 North
 St. Petersburg, Florida 33704
 Telephone: (727) 822-2013
 March 6, 13, 2026 26-00502P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026CP000147CPAXES
IN RE: ESTATE OF
DAMON DANIEL
ZASSENBRAKER,
 Deceased.

The administration of the estate of DAMON DANIEL ZASSENBRAKER, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Circuit Court for Pasco County, Probate Division, 38053 Live Oak Avenue, #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, 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 March 6, 2026.

Personal Representative:
AMY MARIE ZASSENBRAKER
Personal Representative
 28717 Thomasville Place
 Wesley Chapel, FL 33545
 JORDAN G. LEE
 Attorney for Personal Representative
 Florida Bar No. 10209
 Shutts & Bowen, LLP
 4301 W. Boy Scout Blvd., Suite 300
 Tampa, FL 33607
 Telephone: (813) 227-8183
 Email: jlee@shutts.com
 Secondary Email: cgrant@shutts.com
 March 6, 13, 2026 26-00466P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE
 6TH JUDICIAL CIRCUIT,
 IN AND FOR PASCO COUNTY,
 FLORIDA
 PROBATE DIVISION
File No.: 2025CP002132CPAXES
IN RE: ESTATE OF
MURIEL ANITA KOZEE,
 Deceased.

The administration of the estate of MURIEL ANITA KOZEE, deceased, whose date of death was October 05, 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 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 people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 date of first publication of this notice is March 6, 2026.

SIMONE KOZEE,
Personal Representative
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 2501 Hollywood Blvd. Suite 206
 Hollywood, Florida 33020
 Telephone: (954)767-3399
 Fax: (305) 945-2905
 Primary Email:
 Scott@srbawyers.com
 Secondary Email:
 angelica@srbawyers.com
 March 6, 13, 2026 26-00463P

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No.
512026CP000091CPAX WS
Division J
IN RE: ESTATE OF
NANCY T. DOWNEY
 Deceased.

The administration of the estate of NANCY T. DOWNEY, deceased, whose date of death was November 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026-CP-000236
IN RE: ESTATE OF
GARY ANTHONY GREGER
 Deceased.

The administration of the estate of Gary Anthony Greger, deceased, whose date of death was September 22, 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, 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 March 6, 2026.

Personal Representative:
Cassidy M. Greger
 11231 White Oak Lane
 Port Richey, Florida 34668
 Attorney for Personal Representative:
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 samantha@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 Telephone: (727) 842-1001
 March 6, 13, 2026 26-00503P

FIRST INSERTION

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

FIRST INSERTION

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

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE SIXTH JUDICIAL CIRCUIT,
 IN AND FOR PASCO COUNTY,
 FLORIDA
 PROBATE DIVISION
CASE NO. 2025-CP-001722
IN RE: ESTATE OF
CHAD DAVID MONNIER,
 Deceased.

The administration of the estate of CHAD DAVID MONNIER, deceased, whose date of death was DECEMBER 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

PAMELA MONNIER
Personal Representative
 10399 Akron Ave
 Almond, WI 54909
 MATTHEW MCCONNELL, Esq.
 Florida Bar No. 126161
 Attorney for Personal Representative
 Dickman Law Firm
 Post Office Box 111868
 Naples, FL 34108
 T: 239-434-0840 - F: 239-434-0940
 matthew@dickmanlawfirm.org
 March 6, 13, 2026 26-00464P

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE
 SIXTH JUDICIAL CIRCUIT
 IN AND FOR PASCO COUNTY,
 FLORIDA
 PROBATE DIVISION
Case No.: 2026CP000079CPAXES
IN RE: Estate of
GERRY DEAN BERRY,
 a/k/a GERRY D. BERRY,
 a/k/a GERRY BERRY,
 Deceased.

The administration of the estate of GERRY DEAN BERRY, a/k/a GERRY D. BERRY, a/k/a GERRY BERRY, deceased, whose date of death was NOVEMBER 8, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 March 6, 2026.

Personal Representative:
RENE MILLS
 2850 Carters Drive
 O'Fallon, MO 63366
 Attorney for Personal Representative:
 R. SETH MANN, ESQUIRE
 R. SETH MANN, P.A.
 E-mail Address:
 seth@sethmannlaw.com
 Florida Bar No. 0990434
 38109 Pasco Avenue
 Dade City, FL 33525
 Telephone: (352) 567-5010
 Facsimile: (352) 567-1877
 March 6, 13, 2026 26-00465P

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026-CP-167
IN RE: ESTATE OF
FRANCES C. VOZA AKA
FRANCES CAROL VOZA
 Deceased.

The administration of the estate of FRANCES C. VOZA AKA FRANCES CAROL VOZA, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
NICOLE VOZA
 917 South East 168 Ave.
 Portland, Oregon 97233
 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
 March 6, 13, 2026 26-00468P

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2025-CP-001809-WS
Division
IN RE: ESTATE OF
FILOMENA M. CARNEY
 Deceased.

The administration of the estate of FILOMENA M. CARNEY, deceased, whose date of death was November 19, 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

TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
KERRY L. RICE
 242 Wind Chase Drive
 Madisonville, Tennessee 37354
 Attorney for
 Personal Representative:
 JENNY SCAVINO SIEG, ESQ.
 Attorney
 Florida Bar Number: 0117285
 SIEG & COLE, P.A.
 2945 Defuniak Street
 Trinity, Florida 34655
 Telephone: (727) 842-2237
 Fax: (727) 264-0610
 E-Mail:
 jenny@siegcoolelaw.com
 Secondary E-Mail:
 eservice@siegcoolelaw.com
 March 6, 13, 2026 26-00467P

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 March 6, 2026.

Personal Representative:
s/Joanna R. Figueroa
JOANNA R. FIGUEROA
 10015 Trinity Blvd., Suite 101
 Trinity, FL 34655
 Attorney for
 Personal Representative:
 s/David J. Wollinka
 DAVID J. WOLLINKA
 Attorney
 Florida Bar Number: 608483
 WOLLINKA & WOLLINKA,
 ATTORNEYS AT LAW
 10015 Trinity Blvd., Suite 101
 Trinity, FL 34655
 Telephone: (727) 937-4177
 E-Mail: jamie@wollinka.com
 Secondary E-Mail:
 davidj@wollinka.com
 March 6, 13, 2026 26-00505P

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-015075
DIVISION: 1

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR FEMALE CHILD.
TO: Daniel Martin Smilee
Legal/biological father of the female child born on July 7, 2025 to Melissa M. Valley
Current Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449
Last Known Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Erica T. Healey, Esquire regarding a minor female child born to July 7, 2025, in Trinity, Pasco County, Florida. The legal father Daniel Martin Smilee is Caucasian, thirty-five (35) years old, approximately 6'00" tall, weighs approximately 161 pounds, with brown hair and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on April 9, 2026, at 9:00 a.m. eastern time, before Judge Jeffrey M. Rich at the George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 408, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing. Pursuant to the Court's discretion, this hearing will be conducted by Zoom Meeting. The Court's Zoom link is <https://zoom.us/j/3704372256>; Meeting ID: 370-4372-256. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes and a copy of the file can be obtained at the Clerk's office.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813) 276-8100, on or before April 6, 2026 a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 at Tampa, Hillsborough County, Florida, on March 4, 2026.

VICTOR D. CRIST,
Clerk of the Circuit Court
(SEAL) By: Jennifer Taylor
Deputy Clerk

Petitioner's attorney,
Erica T. Healey, Esquire,
418 West Platt Street, Suite B,
Tampa, Florida 33606-2244,
(813) 258-3355
March 6, 13, 20, 27, 2026

26-00506P

FIRST INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-015075
DIVISION: 1

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR FEMALE CHILD.
TO: Melissa M. Valley
Birth mother of the female child born on July 7, 2025 to Melissa M. Valley
Current Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449
Last Known Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Erica T. Healey, Esquire regarding a minor female child born to July 7, 2025, in Trinity, Pasco County, Florida. The birth mother Melissa M. Valley is Caucasian, thirtyseven (37) years old, approximately 5'0" tall, weighs approximately 100 pounds, with brown hair and hazel eyes. She has tattoos on her arm and she has fair complexion. All other physical characteristics and her residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on April 9, 2026, at 9:00 a.m. eastern time, before Judge Jeffrey M. Rich at the George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 408, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing. The Court's Zoom link is <https://zoom.us/j/3704372256>; Meeting ID: 370-4372-256. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes and a copy of the file can be obtained at the Clerk's office.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813) 276-8100, on or before April 6, 2026 a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 at Tampa, Hillsborough County, Florida, on March 4, 2026.

VICTOR D. CRIST,
Clerk of the Circuit Court
(SEAL) By: Jennifer Taylor
Deputy Clerk

Petitioner's attorney,
Erica T. Healey, Esquire,
418 West Platt Street, Suite B,
Tampa, Florida 33606-2244,
(813) 258-3355
March 6, 13, 20, 27, 2026

26-00507P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION
File No. 2025CP002160CPAXES
IN RE: ESTATE OF
ANDREW F. PECORA, JR.,
Deceased.

The administration of the Estate of ANDREW F. PECORA, JR., Deceased, whose date of death was November 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
Andrew F. Pecora, III
2910 Deer Pine Trail
Land O' Lakes, Florida 34638

Attorney for Personal Representative:
R. Wesley Bradshaw
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450
Telephone (352) 726-1211
March 6, 13, 2026

26-00500P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION
File No. 2026CP000240CPAXES
IN RE: ESTATE OF
LUCILLE ALDRIDGE
a/k/a LUCILLE B. ALDRIDGE
a/k/a LUCILLE BUCKINS
ALDRIDGE
Deceased.

The Administration of the estate of LUCILLE ALDRIDGE, Deceased, whose date of death was January 6, 2026, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

Personal Representative
/S/ Dawnn Jamee Martin
Dawnn Jamee Martin
18345 Aylesbury Lane
Land O Lakes, Florida 34638

/S/ Patricia L. Ferrari
Patricia L. Ferrari, Esq.
Attorney for Personal Representative
Ferrari.attorney@gmail.com
Fla. Bar No. 350427
19337 Shumard Oak Drive, Suite 102
Land O Lakes, Florida 34638
813-597-8341
March 6, 13, 2026

26-00501P

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. 2025CA002403CAAXWS
Freedom Mortgage Corporation,
Plaintiff, vs.

Jennifer Calderin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002403CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jennifer Calderin; Unknown Spouse of Jennifer Calderin 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 20th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 265 OF THE UNRECORDED PLAT OF SEA PINES UNIT SEVEN, A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 14, NORTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 1417.42 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.25 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 550 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 50 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 575 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 104.11 FEET; THENCE

NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 58 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TAX ID:
14-24-16-004A-00000-2650
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must le a claim before the clerk reports the surplus as unclaimed.

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

Dated this 26th 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
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01928
March 6, 13, 2026

26-00456P

SAVE

TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
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1V20906_V26

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA002460CAAXWS
TD BANK, N.A., a national banking association,
Plaintiff, vs.

BRUCE H. DESANTIS; UNKNOWN SPOUSE OF BRUCE H. DESANTIS, IF ANY; MIDLAND CREDIT MANAGEMENT, INC.; LVNV FUNDING LLC; TENANT #1; and UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Corrected Uniform Final Judgment of Foreclosure dated February 3, 2026, in Case No. 2024CA002460CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein TD Bank, N.A., is Plaintiff, and Bruce H. Desantis, et al., are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com beginning at 11:00 a.m. Eastern Time on April 14, 2026, the following described properties as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 454, BEAR CREEK SUB-DIVISION UNIT THREE, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN

PLAT BOOK 22, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL IDENTIFICATION NUMBER: 11-25-16-0120-00000-4540

Property Address: 11463 Stoneybrook Path, Port Richey, FL 34668

IF YOU ARE A SUBORDINATE LIENHOLDER 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 FUNDS AS UNCLAIMED.

IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DATED this 26th day of February, 2026.

DUANE MORRIS LLP

Counsel for Plaintiff TD Bank, NA

By: /s/ Danielle Rundlett Burns

Danielle Rundlett, Esq.

Florida Bar No.: 722561

5100 Town Center Circle, Suite 400

Boca Raton, FL 33486

Telephone: (561) 962-2119

Facsimile: (561) 516-6303

Email: DRBurns@duanemorris.com

JFGarcia@duanemorris.com

MLChapski@duanemorris.com

March 6, 13, 2026 26-00496P

FIRST INSERTION

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

CASE NO.: 2024-CA-002075
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.

TROY GAVIN, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on April 6, 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 170, PLEASURE ISLES THIRD ADDITION, according to plat thereof as recorded in Plat Book 8, Page 28, of the Public Records of Pasco County, Florida.

Property Address: 13309 Sunfish Drive, Hudson, FL 34667

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

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

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

SUBMITTED on this 26th day of February, 2026.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

TIFFANY & BOSCO, P.A.

1201 S. Orlando Ave,

Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

March 6, 13, 2026 26-00462P

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. 2024CA002570CAAXES

DIVISION: J4

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP6,

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUSAN EDMONDSON PHILLIPS A/K/A SUSAN E. PHILLIPS, DECEASED; JULIA SMITH; SANDALWOOD MOBILE HOME COMMUNITY HOMEOWNERS ASSOCIATION, INC.; FIRST HORIZON BANK SUCCESSOR BY MERGER TO FIRST HORIZON HOME LOAN CORP.; 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, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 1, 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 31, 2026 at 11:00 a.m., offer for sale and sell at 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 154, BLOCK, SANDALWOOD MOBILE HOME COMMUNITY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 1985 CYPRESS RIVER COLONY MOBILE HOMES ID NO. 13005408A AND 13005408B.

Property Address: 36118 Zinnia Avenue, 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 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 26, 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

March 6, 13, 2026 26-00452P

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. 2025CA003785CAAXES
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

JESSICA NICOLE KRICK, et al., Defendant.

To: JESSICA NICOLE KRICK, 36915 GOFFAUX LOOP, ZEPHYRHILLS, FL 33541

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 9, ZEPHYR RIDGE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 89, PAGES 63 THROUGH 66, 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 April 7th, 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 27th 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

25-14711FL

March 6, 13, 2026 26-00458P

FIRST INSERTION

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

CASE NO.: 2025CA003350CAAXWS
AMERIHOME MORTGAGE COMPANY, LLC
Plaintiff, vs.

MATTHEW J. BEGGS; ET AL Defendant(s).

To the following Defendant(s): UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY

Last Known Address

7815 BUTLER AVE

HUDSON, FL 34667

UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY

Last Known Address

7815 BUTLER AVE

HUDSON, FL 34667

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

LOT 8, BLOCK C, GULF SIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 63 AND 63-A, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 7815 BUTLER AVE, HUDSON, FL 34667 PASCO

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within APRIL 7TH, 2026, after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on

Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this March 3, 2026.

Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

(SEAL)

Deputy Clerk: Haley Joyner

Submitted by:

Marinosci Law Group, P.C.

100 W. Cypress Creek Road,

Suite 1045

Fort Lauderdale, FL 33309

Telephone: (954) 644-8704

Facsimile: (754) 206-1971

March 6, 13, 2026 26-00498P

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. 2025CA003461CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

PAUL WILLIAM KANDARGE A/K/A PAUL W. KANDARGE A/K/A PAUL KANDARGE, et al., Defendant.

To: WALTER HERBERT BONNER, JR. A/K/A WALTER BONNER

10016 WILLOW DR

PORT RICHEY FL 34668

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST PATRICIA BONNER A/K/A PATRICIA AGNES BONNER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

ADDRESS UNKNOWN

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 1368, JASMINE LAKES UNIT 7-E, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 90 AND 91, 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 Jacqueline T. Levine, 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 April 7th, 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 27th 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

23-08105FL

March 6, 13, 2026 26-00499P

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. 2025CA003739CAAXES
Penny Mac Loan Services, LLC
Plaintiff, vs.

Khari I. Cayetano; Arcenio Cayetano; United States of America on behalf of the Secretary of Housing and Urban Development; Connerton II Community Association, Inc. Defendants.

TO: Khari I. Cayetano

Last Known Address: 21881 Lyonia Lane, Land O'Lakes, FL 34637

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

LOT 5, BLOCK 91, CONNER-TON VILLAGE TWO PARCEL 219, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 105, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 7th, 2026, and file the original with the Clerk of this Court either be-

fore service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on February 27th, 2026.

Nikki Alvarez-Sowles

As Clerk of the Court

(SEAL) By /s/ Haley Joyner

As Deputy Clerk

Brock & Scott, PLLC.,

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.:

2025DR000531 DRAXWS

ANN MARIE HOWELL

PAMATMAT,

Petitioner/Wife,

vs.

ANDREW JAMES CRUZ,

Respondent/Husband.

TO: ANDREW JAMES CRUZ

ADDRESS: 22 Roberts Drive,

Putnam Valley, NY 10579

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, and that you are required to serve a copy of your written defenses, if any, to the Petition on the Petitioner's attorney, whose name, ad-

dress, and email address are Darylaine Hernandez, Esq., 7807 Sun Vista Way, Orlando, Florida 32822, Darylaine@dhermandezlaw.com, within 30 days after the first publication of this Notice, and file the original with the Clerk of Court at: 7530 Little Rd, New Port Richey, FL 34654. If you fail to do so, a Default may be entered against you for the relief demanded in the Petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, or other newspaper with circulation in Pasco County, Florida.

ON OR BEFORE MONDAY,
MARCH 30, 2026

CLERK OF THE CIRCUIT COURT

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

(SEAL) Deputy Clerk: Beverly Bray

March 6, 13, 20, 27, 2026

26-00476P

FIRST INSERTION

NOTICE OF ACTION
TERMINATION OF
PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY

CASE NO.

2024DP000110DPAXES

IN THE INTEREST OF:

J.D. DOB: 8/20/2017,

H.D. DOB: 11/12/2014,

MINOR CHILDREN

TO: Jason Delmont, address unknown

YOU ARE HEREBY NOTIFIED

that the State of Florida, Department

of Children and Families, has filed a

Petition to terminate your parental

rights and permanently commit the

following children for adoption: J.D.

born on 8/20/2017 and H.D. born on

11/12/2014. You are hereby commanded

to appear on April 7, 2026, at 3:00 PM

before the Honorable Lauralee Westine

at the Pasco Courthouse, 7530 Little

Road New Port Richey, FL 34654, for

an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR

AT THIS ADVISORY HEARING

CONSTITUTES CONSENT TO

THE TERMINATION OF PARENTAL

RIGHTS OF THIS CHILD (OR CHILDREN).

IF YOU FAIL TO APPEAR

ON THE DATE AND TIME SPECI-

IFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 26 day of Feb., 2026.

OFFICE OF

NIKKI ALVAREZ-SOWLES, ESQ.,

Clerk and Comptroller

(SEAL) By: Deputy Clerk

/s/ Victor Fee Greco

Assistant State Attorney

Bar Number 1059751

March 6, 13, 20, 27, 2026

26-00475P

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.

2025CA000627CAAXWS

BOKE, N.A.,

Plaintiff, vs.

ERIK NASE LIBBY, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure entered January 28, 2026 in

Civil Case No. 2025CA000627CAAX-

WS of the Circuit Court of the SIXTH

JUDICIAL CIRCUIT in and for Pasco

County, Dade City, Florida, wherein

BOKE, N.A. is Plaintiff and Erik Nase

Libby, 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 23rd day of March, 2026 at 11:00

AM on the following described prop-

erty as set forth in said Summary Final

Judgment, to-wit:

Lot 103, Timber Oaks - Unit 8, ac-

cording to the map or plat thereof

as recorded in Plat Book 17, Page

100, Public Records of Pasco

County, Florida.

Any person claiming an interest in the

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

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

/s/ Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 146803

25-11207FL

March 6, 13, 2026

26-00459P

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.

2024CA001864CAAXES

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

ELISA HOLLY LEVETON, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure entered July 21, 2025 in

Civil Case No. 2024CA001864CAAX-

ES of the Circuit Court of the SIXTH

JUDICIAL CIRCUIT in and for Pasco

County, Dade City, Florida, wherein

NATIONSTAR MORTGAGE LLC is

Plaintiff and Elisa Holly Leveton, 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

25th day of March, 2026 at 11:00 AM

on the following described property as

set forth in said Summary Final Judg-

ment, to-wit:

Lot 269, in Block 14, of MIRADA

ACTIVE ADULT PHASE 1E, ac-

cording to the Plat thereof, as

recorded in Plat Book 86, Page 1,

Public Records of Pasco County,

Florida.

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

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

/s/ Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 146803

24-10096FL

March 6, 13, 2026

26-00460P

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. 2024CA002161CAAXWS

Royal Pacific Funding Corporation

Plaintiff, vs.

Sheryl Maraccini, as Trustee of the

3116 Roxbury Dr Land Trust dated

8/1/2022; Juan Montalvo Hernandez

a/k/a Juan Hernandez; Aqua

Finance, Inc.; Javier S. Montalvo

Pereira a/k/a Javier Pereira

Defendants.

TO: Sheryl Maraccini, as Trustee of the

3116 Roxbury Dr Land Trust dated

8/1/2022 Last Known Address: 3116

Roxbury Dr., Holiday, FL 34691

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on

the following property in Pasco County,

Florida:

LOT 1517, HOLIDAY LAKE

ESTATES UNIT SIXTEEN, A

SUBDIVISION, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

10, PAGE 128, OF THE PUBLIC

RECORDS OF PASCO COUNTY,

FLORIDA.

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL

33634, within thirty (30) days of the

first date of publication on or before

April 7th, 2026, and file the original

with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED ON February 27th, 2026.

Nikki Alvarez-Sowles

As Clerk of the Court

(SEAL) By /s/ Haley Joyner

As Deputy Clerk

Brock & Scott, PLLC.,

the Plaintiff's attorney

4919 Memorial Hwy, Suite 135,

Tampa, FL 33634

File # 24-F01461

March 6, 13, 2026

26-00453P

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. 2025-CA-003414

Penny Mac Loan Services, LLC

Plaintiff, vs.

Rose Ann Brown; Unknown Spouse

of Rose Ann Brown; Max Louis

Bloom Jr; Patricia Helen Bloom;

Beacon Woods East Homeowners'

Assn., Inc.; Grand Woods East

Master Association, Inc.

Defendants.

TO: Rose Ann Brown and Unknown

Spouse of Rose Ann Brown

Last Known Address: 8530 Braxton

Drive, Hudson, FL 34667

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on

the following property in Pasco County,

Florida:

LOT 883, BERKLEY VILLAGE,

UNIT 1, ACCORDING TO THE

PLAT THEREOF RECORDED

IN PLAT BOOK 23, PAGES 76

AND 77, OF THE PUBLIC RE-

CORDS OF PASCO COUNTY,

FLORIDA.

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL

33634, within thirty (30) days of the

first date of publication on or before

April 7th, 2026, and file the original

with the Clerk of this Court either be-

fore service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED ON February 27th, 2026.

Nikki Alvarez-Sowles

As Clerk of the Court

(SEAL) By /s/ Haley Joyner

As Deputy Clerk

Brock & Scott, PLLC.,

the Plaintiff's attorney

4919 Memorial Hwy,

Suite 135,

Tampa, FL 33634

File # 25-F02607

March 6, 13, 2026

26-00454P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT,

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-62
Division Probate
IN RE: ESTATE OF
TODD N. OKERSTROM,
DECEASED.

The administration of the estate of Todd N. Okerstrom, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 1800 Monroe St., Fort Myers, FL 33901. 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 27, 2026.

Personal Representative:

Andrew M. Koons
12485 Achasta BLVD.
Hudson, FL 34669
Attorney For Personal Representative:
Blake P. Hampton
E-Mail Addresses:
nosolicitations@hampton.law
frontdesk@hampton.law
Florida Bar No. 99434
Hampton Law
8931 Conference Dr Suite 2
Fort Myers, FL 33919
Telephone: (239) 309-0090
Feb. 27; Mar. 6, 2026 26-00447P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000287
Division Probate
IN RE: ESTATE OF
RAYMOND B. BURGOS
DECEASED.

The administration of the estate of Raymond B. Burgos, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 27, 2026.

Personal Representative:

Octavia Burgos
18-82 Palmetto Street
Ridgewood, New York 11385
Attorney For Personal Representative:
Evianna J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
Feb. 27; Mar. 6, 2026 26-00442P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2026-CP-0016-WS
IN RE: ESTATE OF
VIRGINIA L. SHAMAH
a/k/a VIRGINIA COY
DECEASED.

The administration of the estate of Virginia L. Shamah a/k/a Virginia Coy, deceased, whose date of death was November 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 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 27, 2026.

Personal Representative:

Kathleen N. Krajewski
4904 Fleetwood St.
New Port Richey, Florida 34653
Attorney For Personal Representative:
DONALD R. PEYTON
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
Feb. 27; Mar. 6, 2026 26-00443P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000292CPAXW
IN RE: ESTATE OF
ANTHONY COLLINS LEEVER
(A/K/A ANTHONY C. LEEVER
A/K/A TONY LEEVER)
DECEASED.

The administration of the estate of Anthony Collins Leever (a/k/a Anthony C. Leever, a/k/a Tony Leever, whose date of death was January 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Jennifer Leever
7234 Fairwood Avenue
New Port Richey, Florida 34653
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
Feb. 27; Mar. 6, 2026 26-00446P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-002940
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST, JOHN
RODNEY PAUL AKA JOHN
R. PAUL AKA JOHN PAUL,
DECEASED, et al,
Defendant(s).

The administration of the estate of John Rodney Paul aka John R. Paul aka John Paul, deceased, whose date of death was January 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Troy James Shull,
Deceased.
The Administration of the Estate of Troy James Shull, deceased, 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 34656. The Estate is intestate.
The names and addresses of the personal representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.
Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue, or the jurisdiction of the court must be filed no later than the earlier of the en-

file the original with 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.

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

**See the Americans with Disabilities Act

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey 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.

WITNESS my hand and the seal of this court on this 30 day of Oct, 2018.

Nikki Alvarez-Sowles
Clerk & Comptroller
Clerk of the Circuit Court
By: Shawn Craig
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna-25-011272
Feb. 27; Mar. 6, 2026 26-00448P

THIRD INSERTION

NOTICE TO ADMINISTRATION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. : 2025CP002138CPAXWS
IN RE: ESTATE OF
TROY JAMES SHULL,
Deceased.

The Administration of the Estate of Troy James Shull, deceased, 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 34656. The Estate is intestate.

The names and addresses of the personal representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue, or the jurisdiction of the court must be filed no later than the earlier of the en-

try of an Order of Final Discharge of the Personal Representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Personal Representative:
/s/ Alexis Bucelo Diaz
Alexis Bucelo Diaz, Esq.

Attorney for Personal Representative:
s/ Alexis B. Diaz
Alexis Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address: adiaz@bucelodiaz.com
Florida Bar No. 86918
Feb. 27; Mar. 6, 2026 26-00440P

SECOND INSERTION

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

CASE NO.:
2025CA000737CAAXWS

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE,
IN TRUST FOR REGISTERED
HOLDERS OF LONG BEACH
MORTGAGE LOAN TRUST 2006-1,
ASSET-BACKED CERTIFICATES,
SERIES 2006-1,
Plaintiff, vs.

BIBI R. SEECHARAN; UNKNOWN
SPOUSE OF BIBI R. SEECHARAN;
ASHLEY LAKES HOMEOWNERS
ASSOCIATION, INC.; SURF
CONSULTANTS, INC.; UNKNOWN
TENANT(S) IN POSSESSION
#1 and #2, and ALL OTHER
UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 10, 2026, entered in Civil Case No.: 2025CA000737CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, and BIBI R. SEECHARAN; ASHLEY LAKES HOMEOWNERS ASSOCIATION, INC.; SURF CONSULTANTS, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JUSTIN SEECHARAN, are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 10th day of June, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 31, BLOCK 12, ASHLEY LAKES PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

Dated: February 17, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51505
Feb. 27; Mar. 6, 2026 26-00434P

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.:

51-2025-CA-001694-CAAX-WS

LAKEVIEW LOAN SERVICING
LLC,
Plaintiff, vs.

DANIEL RODRIGUEZ; BEACON
WOODS EAST HOMEOWNERS'
ASSN., INC.; BEACON WOODS
EAST MASTER ASSOCIATION,
INC.; THE ESTATES AND
RESERVE OF BEACON
WOODS PROPERTY OWNERS
ASSOCIATION, INC.; ANGELICA
RODRIGUEZ; 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 18 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOTS 1, 2, 3,
4, LOT 79, THE ESTATES OF
BEACON WOODS GOLF AND
COUNTRY CLUB PHASE 5, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 30, PAGE
104, OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 8539
CORAL CREEK LOOP, HUD-
SON, FL 34667
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
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 23 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
25-00738
Feb. 27; Mar. 6, 2026 26-00428P

SECOND INSERTION

Notice Of Public Sale

The following personal property of:
Melissa Stewart will on March 23, 2026
at 8:00 a.m. at 4111 W Cypress St, Hills-
borough County, Tampa, FL 33607, will
be sold for cash to satisfy storage fees in
accordance with Florida Statutes Sec-
tion 715.109:

1980 CITA Travel Trailer,
VIN: 3501680, TITLE: 19152720

And all other personal property located
therein

Prepared by Tracy McDuffie, 4111 W
Cypress St, Tampa, FL 33607,
Feb. 27; Mar. 6, 2026 26-00409P

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

OFFICIAL
COURTHOUSE
WEBSITES

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

-- ACTIONS / SALES --

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO.: 2025CA003705CAAXWS
DIVISION: J6

JOSEPH E. HUNTLEY, an individual, and STARSIDNE COTTAGE, LLC, a North Carolina limited liability company, Plaintiffs, vs. MICHAEL TOLBA, an individual; and RONALD LEON ROZANKOWSKI and JOANN ROZANKOWSKI, parties in possession of O Old County Road 54, New Port Richey, Florida 34653 (Ref. No. 14-26-16-0000-00300-0010), Defendants.

TO: MICHAEL TOLBA
1300 East Riverside Drive, Unit A207,
Austin Texas 78741, 3121 Gulf Blvd.,
Belleair Beach, Florida 33786
Current address: Unknown

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

Parcel ID:
14-26-16-0000-00300-0010
A PORTION OF THE SOUTH-

WEST ¼ OF SECTION 14,
TOWNSHIP 26 SOUTH, RANGE
16 EAST, PASCO COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 14, THENCE NORTH 00 DEGREES 24'34" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 31'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 656.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 31'27" WEST, 1,069.82 FEET; THENCE NORTH 00 DEGREES 00'08" EAST, 735.99 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 123, 124 AND

125, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 95.00 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG THE WESTERLY BOUNDARY OF SAID PARK LAKE ESTATES UNIT FOUR, 305.00 FEET; THENCE SOUTH. 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 265.00 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 10.96 FEET; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 68.85 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 56.54 FEET; THENCE SOUTH 89 DEGREES 59'52"

EAST ALONG SAID SOUTHERLY BOUNDARY OR PARK LAKE ESTATES UNIT FOUR, 134.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, 18.13 FEET; THENCE SOUTH 89 DEGREES 31'27" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PARK LAKE ESTATES UNIT ONE, 530.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAWGRASS BOULEVARD, AS NOW ESTABLISHED; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 50.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 06 DEGREES 11'11" WEST, 201.00

FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 28'33" WEST, 100.00 FEET TO THE POINT OF BEGINNING, Including the building, appurtenances, and fixtures located thereon.

Property Address: 0 Old County Road 54, New Port Richey, Florida 34653 (the, "Property").

Filed against you and you are required to serve a copy of your written defenses, if any, to it, on Liana Rothstein Hood, Esquire of Ansbacher, Schneider & Trager, P.A., Plaintiff's attorney, whose address is 5150 Belfort Road, Bldg. 100, Jacksonville, Florida 32256, on or before MARCH 30TH, 2026, (no later than 30 days from the date of the 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.

DATED ON February 12, 2026,
Nikki Alvarez-Sowle, ESQ.
Pasco County Clerk of the Circuit
Court & County Comptroller
BY: Haley Joyner
As Deputy Clerk

Liana Rothstein Hood, Esquire
Ansbacher, Schneider & Trager, P.A.
5150 Belfort Road, Bldg. 100
Jacksonville, Florida 32256
Attorney for Plaintiff
Feb. 27; Mar. 6, 2026 26-00427P

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.:

2025CA002438CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. PATRICK KELLY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated February 10, 2026, issued in and for Pasco County, Florida, in Case No. 2025CA-002438CAAXWS, 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 PATRICK KELLY and CYNTHIA KELLY 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 April 13, 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 2, FLOR-A-MAR SUBDIVISION, SECTION 12-G, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 5308 Pilots Place, 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.

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 18th 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
Feb. 27; Mar. 6, 2026 26-00429P

SECOND INSERTION

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

Case Number 2025-CA-003547-WS
JEFCO PROPERTIES, LLC, A Florida limited liability company, Plaintiff, vs. KELLY HERMAN; MILLPOND LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation; MIKE FASANO in his capacity as PASCO COUNTY TAX COLLECTOR; and BRUCE BARTLETT in his Capacity as STATE ATTORNEY FOR SIXTH JUDICIAL CIRCUIT, FLORIDA Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated FEBRUARY 20, 2026, and entered in Case No. 2025-CA-003547-WS of the Circuit Court of the SIXTH Judicial Circuit, in and for PASCO County, Florida, JEFCO PROPERTIES, LLC, A Florida limited liability company (hereinafter "Plaintiff") is the Plaintiff, and KELLY HERMAN; MILLPOND LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation; MIKE FASANO in his capacity as PASCO COUNTY TAX COLLECTOR; and BRUCE BARTLETT in his Capacity as STATE ATTORNEY FOR SIXTH JUDICIAL CIRCUIT, FLORIDA are Defendants. The Clerk of Court will sell to the highest and best bidder for cash in an on-line sale at www.pasco.realforeclose.com on APRIL 16, 2026, AT 11:00 A.M. the following described property as set forth in said Final Judgment, to wit:

Unit 124 of MILLPOND LAKES, a Condominium, Phase I, a Condominium according to the Dec-

laration of Condominium thereof, recorded in Official Records Book 1855, Page(s) 678, and subsequent amendments thereto, and as recorded in Condominium Plat Book 5, Pages 21 through 30, of the Public Records of Pasco County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification:
12-26-16-0080-00000-1240
Commonly Known As:
4515 Whittom Avenue, Unit 124,
New Port Richey, Pasco County,
Florida 34653

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.
Chad T. Orsatti, Esq.
Orsatti & Associates, P.A.
Florida Bar No. 0168130
2925 Alternate 19 North, Suite B
Palm Harbor, FL 34683
727-772-9060
chad@orsattilaw.com
Feb. 27; Mar. 6, 2026 26-00432P

SECOND INSERTION

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

CASE NO. 2025CA002516CAAXES
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. XENOS JOHNSON A/K/A XENOS JOHNSON, JR., et al., Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF SHANITA JOHNSON A/K/A S. JOHNSON A/K/A SHANITA JONES JOHNSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
XENOS JOHNSON A/K/A XENOS JOHNSON, JR.
9631 SIMEON DRIVE, LAND O' LAKES, FL 34638

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 13, BLOCK 9 OF ASBEL ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE(S) 85 THROUGH 94, 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 30th, 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 19th day of February, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) BY: Shakira Ramirez Perez
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
24-10773FL
Feb. 27; Mar. 6, 2026 26-00431P

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. 2025CA000491CAAXWS
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs. NICHOLAS HAMER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000491CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff and NICHOLAS HAMER; SHANNON M. HAMER 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 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK F, GROVE PARK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 4743 DRIFT TIDE DRIVE, 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 in accor-

dance 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: 727.847.8110 (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 24 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
23-137650 - MiM
Feb. 27; Mar. 6, 2026 26-00449P

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.

2025CA003337CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2021-3, Plaintiff, vs. ROBERT SCOTT CAMPBELL, et. al. Defendant(s).

TO: ROBERT SCOTT CAMPBELL, UNKNOWN SPOUSE OF ROBERT SCOTT CAMPBELL, 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.

TO: SWEETPEA HOLDINGS LLC, whose business address is unknown.

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

LOT 3, BLOCK 25, FLOR-A-MAR SECTION 15-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before MARCH 30TH

2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this February 19, 2026

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-322061
Feb. 27; Mar. 6, 2026 26-00435P

SECOND INSERTION

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

CASE NO. CASE NO.
2025CA003612CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST 2006-A5CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-E, Plaintiff, vs. CAROL L. BELL; JOSEPH P. BELL, ET AL. Defendant

To the following Defendants:
JOSEPH P. BELL (CURRENT RESIDENCE UNKNOWN)
Last Known Address:
4243 CHIPMUNK DR.,
NEW PORT RICHEY, FL 34653

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 348, PARK LAKE ESTATES UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 123 THROUGH 125, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/KIA 4243 CHIPMUNK DRIVE, NEW PORT RICHEY FL 34653

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose

address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before MARCH 30, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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.

Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller
By Shawn Craig
As Deputy Clerk
Feb. 27; Mar. 6, 2026 26-00438P

--- ACTIONS / ESTATE / TAX DEEDS ---

SECOND INSERTION

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

CASE NO.: 2023-CA-003721
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARVIN D. HAWKINS, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 26, 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 133, TANGLEWOOD TERRACE UNIT ONE, 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, Pages 124 through 126, inclusive of the Public Records of Pasco County, Florida. Property Address: 5015 Idlewild Street, New Port Richey, FL 34653

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in

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

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

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

SUBMITTED on this 20th day of February, 2026.

/s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147

Kathryn I. Kasper, Esq.
 FL Bar #621188

Attorneys for Plaintiff

TIFFANY & BOSCO, P.A.

1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789

Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 Feb. 27; Mar. 6, 2026 26-00437P

SECOND INSERTION

NOTICE OF ACTION FOR SUPPLEMENTAL PETITION FOR MODIFICATION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 23-DR-3683

GENESIS ARMANI,
Petitioner,
and
MOHAMID TWAHEIR,
Respondent,
 TO: MOHAMID TWAHEIR
 7841 AKRON AVE
 HUDSON, FL 34667

YOU ARE NOTIFIED that an action for MODIFICATION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GENESIS ARMANI C/O TRINITY FAMILY LAW, whose address is 6330 MADISON ST NEW PORT RICHEY FL 34652, on or before 3/30/26, and file the original with the clerk of this Court at 7530 LITTLE RD NEW PORT RICHEY FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of 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 this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: FEB 18 2026

CLERK OF THE CIRCUIT COURT
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 (SEAL) Deputy Clerk: Jasmine Gonzalez
 Feb. 27; Mar. 6, 13, 20, 2026 26-00444P

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

CASE NO.: 2025CA002242CAAXES

NEXBANK
Plaintiff(s), vs.
LOGOS I. FARROW; UNKNOWN SPOUSE OF LOGOS FARROW
Defendant(s).

TO: LOGOS I. FARROW
 LAST KNOWN ADDRESS: 7542 AVOCET DRIVE, WESLEY CHAPEL, FL 33544
 CURRENT ADDRESS: UNKNOWN
 TO: THE UNKNOWN SPOUSE OF LOGOS I. FARROW
 LAST KNOWN ADDRESS: 7542 AVOCET DRIVE, WESLEY CHAPEL, FL 33544

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

LOT 51, TAMPA HIGHLANDS A/KIA QUAIL HOLLOW PINES, UNRECORDED PLAT, PASCO COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 36, RUN SOUTH 1 DEGREE 02'53" WEST, ALONG THE EAST LINE, A DISTANCE OF 980.00 FEET TO A POINT;

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1972 HILC HS 46' Mobile Home, VIN HF4828F and the contents therein, if any abandoned by previous owner Warren and Brianna Laurence.

On March 11, 2026, at 9:00 am at Anclotte Acres Mobile Home Park, Lot 6, 1210 Calvary Road, Holiday, FL 34691.

SHUMAKER, LOOP & KENDRICK, LLP
 By: /s/ Erin Mason
 Erin C. Mason, Esq.
 Florida Bar No.: 1058844
 240 S. Pineapple Ave., Box 49948
 Sarasota, Florida 34230
 emason@shumaker.com
 Telephone: (941) 366-6660
 Facsimile: (941) 366-3999
 Attorneys for Anclotte Acres
 Feb. 27; Mar. 6, 2026 26-00408P

THIRD 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, P.L.C., 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 Mccutcheon
 Deputy Clerk
 Feb. 20, 27; Mar. 6, 13, 2026 26-00393P

SECOND INSERTION

THENCE RUN NORTH 89 DEGREES 03'06" WEST, A DISTANCE OF 1220.00 FEET TO A POINT; THENCE RUN SOUTH 1 DEGREE 02'53" WEST, A DISTANCE OF 794.51 FEET TO THE P.C. OF A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 413.07 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 1460.00 FEET, A DELTA OF 16 DEGREES 12'38", A CHORD OF 411.70 FEET BEARING SOUTH 9 DEGREES 09'12" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT

159.05 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1460.00 FEET, A DELTA OF 6 DEGREES 14'29", A CHORD OF 158.96 FEET BEARING SOUTH 20 DEGREES 22'45" WEST; THENCE RUN SOUTH 88 DEGREES 57'07" EAST, A DISTANCE OF 309.46 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 57'07" WEST, A DISTANCE OF 299.92 FEET TO THE POINT OF BEGINNING.

Property address: 7542 Avocet Drive, Wesley Chapel, FL 33544
 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is

6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 30th, 2026

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

DATED this December 22, 2025

Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

Plaintiff Atty: Padgett Law Group
 6267 Old Water Oak Road,
 Suite 203

Tallahassee, FL 32312
 attorney@padgettlawgroup.com

TDP File No. 25-010158-1
 Feb. 27; Mar. 6, 2026 26-00433P

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.

2023CA004910CAAXWS

LONGBRIDGE FINANCIAL, LLC,
Plaintiff, vs.
PATRICIA I. WATT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2023CA004910CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is the Plaintiff and PATRICIA I. WATT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, THOMAS MEIGHAN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 115, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7124 JASMINE 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 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: 727.847.8110 (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 24 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
 23-162222 - NaC
 Feb. 27; Mar. 6, 2026 26-00450P

SECOND INSERTION

NOTICE TO CREDITORS

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

Case No.: 2026-CP-000198-WS
IN RE: ESTATE OF ARLENE F. BONES,
DECEASED.

The administration of the estate of ARLENE F. BONES, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2026-CP-000198-WS; the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative(s) and the personal representative(s)' attorney are set forth below. The Fiduciary lawyer-client privilege in s. 90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 27, 2026.

PETITIONER:
Edward Spindler
 81 Petticoat Lane,
 Annadale, NJ 08801

ATTORNEY FOR

PERSONAL REPRESENTATIVE:
 CARRIE N. FELICE, ESQ.

Florida Bar No.: 0014292
 ELDER NEEDS LAW, PLLC
 14391 Spring Hill Drive,
 Suite 287

Spring Hill, FL 34609
 Telephone: (352)204-9611
 carrie@elderneedslaw.com
 probateenl@gmail.com

Feb. 27; Mar. 6, 2026 26-00441P

SECOND INSERTION

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

CASE NO.:

2025CA003626CAAXES

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DANIEL SEAN-FARNANDEZ
RUFUS, et al.,
Defendants.

TO: Lisa Marsey
 19709 Midessa Drive
 Middletown, DE 19709
 Lisa Marsey
 291 Momoe St.
 Delaware City, DE 19706

Unknown Heir, Beneficiary and Devisee 1 of the Estate of Russell Farnandez a/k/a Russell E. Farnandez a/k/a Russell Edward Farnandez, Jr., Deceased

Last known address: Unknown
 Unknown Heir, Beneficiary and Devisee 2 of the Estate of Russell Farnandez a/k/a Russell E. Farnandez a/k/a Russell Edward Farnandez, Jr., Deceased
 Last known address: Unknown

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

Lot 89, LAKE PADGETT SOUTH UNIT ONE, according to the map or plat thereof, as the same is recorded in Plat Book 13, Pages 125-127 inclusive, 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 30TH, 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 24, 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

Feb. 27; Mar. 6, 2026 26-00436P

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 #: 2025CA001390CAAXES
DIVISION: J4

Truist Bank
Plaintiff, vs.-
Sharon Vickers-Cook as personal representative of the estate of Nathaniel Sims; et al.
Defendant(s).

TO: Natalie A. Sims a/k/a Natalie Simms: 36334 Spanish Rose Drive, Dade City, FL 33525 and Unknown Spouse of Natalie A. Sims a/k/a Natalie Simms: 36334 Spanish Rose Drive, Dade City, FL 33525 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:

LOT 13, BLOCK A, SUWANNEE LAKESIDE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 83, PAGES 111 THROUGH 120, INCLUSIVE, OF THE PUBLIC

FOURTH 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

RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 36334 Spanish Rose Drive, Dade City, FL 33525.

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 30TH, 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

--- TAX DEEDS / ACTIONS ---

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000299TDAXXX</p> <p>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:</p> <p>Certificate #: 1609203 Year of Issuance: 06/01/2017</p> <p>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</p> <p>Name(s) in which assessed: PEH EE MENG</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000301TDAXXX</p> <p>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:</p> <p>Certificate #: 1607882 Year of Issuance: 06/01/2017</p> <p>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</p> <p>Name(s) in which assessed: GLEN E MILLER DARLENE K MILLER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000305TDAXXX</p> <p>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:</p> <p>Certificate #: 2107176 Year of Issuance: 06/01/2022</p> <p>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</p> <p>Name(s) in which assessed: EILEEN M WARD JOHN W ERDMANN WILLARD H ERDMANN</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000322TDAXXX</p> <p>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:</p> <p>Certificate #: 2008811 Year of Issuance: 06/01/2021</p> <p>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</p> <p>Name(s) in which assessed: JOHN L GOULD</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000308TDAXXX</p> <p>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:</p> <p>Certificate #: 1701399 Year of Issuance: 06/01/2018</p> <p>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</p> <p>Name(s) in which assessed: JUANITA V CONVEY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000319TDAXXX</p> <p>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:</p> <p>Certificate #: 2101070 Year of Issuance: 06/01/2022</p> <p>Description of Property: 27-25-21-0030-00900-0017 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 POR OF TRACT 8 DESC AS POLL: 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 NOODEG 10' 26"E ALG SAID R/W LINE 148 FT TO POB LESS R/W FOR FORT KING HIGHWAY OR 7657 PG 1063</p> <p>Name(s) in which assessed: BILLIE JOE ASHBY BARBARA ASHBY BARBARA JEAN ASHBY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000310TDAXXX</p> <p>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:</p> <p>Certificate #: 2102920 Year of Issuance: 06/01/2022</p> <p>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</p> <p>Name(s) in which assessed: PULTE HOME CORPORATION CORPORATION SERVICE COMPANY REGISTERED AGENT PULTE HOME COMPANY LLC</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000307TDAXXX</p> <p>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:</p> <p>Certificate #: 2102606 Year of Issuance: 06/01/2022</p> <p>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</p> <p>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</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000311TDAXXX</p> <p>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:</p> <p>Certificate #: 2105388 Year of Issuance: 06/01/2022</p> <p>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</p> <p>Name(s) in which assessed: ANDREW MOON THE DOWLING COMPANY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000309TDAXXX</p> <p>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:</p> <p>Certificate #: 1706601 Year of Issuance: 06/01/2018</p> <p>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</p> <p>Name(s) in which assessed: THE DOWLING COMPANY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000314TDAXXX</p> <p>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:</p> <p>Certificate #: 2100272 Year of Issuance: 06/01/2022</p> <p>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 BDRY OF SW1/4 OF SW1/4 OF SW1/4 179.80FT FOR POB TH W 50 FT TH S 13DG 48' W 95FT TH E 50FT TH N 13DG 48' E 95FT TO POB AKA TA PLAT OF PCL 41 LOT 3 SUB-JECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SOUTH 15.00 FT THEREOF OR 7940 PG 1603</p> <p>Name(s) in which assessed: DINORA LIRIANO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000313TDAXXX</p> <p>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:</p> <p>Certificate #: 2102462 Year of Issuance: 06/01/2022</p> <p>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"E 250.0 FT TH N00DG 07' 54"E 179.0 FT TO POB OR 2082 PG 1843</p> <p>Name(s) in which assessed: CHESTER DANIELS CHESTER MYRON DANIELS JR</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000320TDAXXX</p> <p>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:</p> <p>Certificate #: 2105165 Year of Issuance: 06/01/2022</p> <p>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</p> <p>Name(s) in which assessed: MARK A REEL</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000318TDAXXX</p> <p>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:</p> <p>Certificate #: 2106001 Year of Issuance: 06/01/2022</p> <p>Description of Property: 34-24-16-0050-00000-0810 GARDEN TERRACE SECTION 1 PB 7 PG 23 LOT 81 OR 4431 PG 330</p> <p>Name(s) in which assessed: DAVE HANSON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000316TDAXXX</p> <p>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:</p> <p>Certificate #: 2103486 Year of Issuance: 06/01/2022</p> <p>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</p> <p>Name(s) in which assessed: VIOLET M MULLINS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2025XX000304TDAXXX</p> <p>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:</p> <p>Certificate #: 2105630 Year of Issuance: 06/01/2022</p> <p>Description of Property: 23-24-16-0030-00000-0390 HUDSON TERRACE 1ST ADD PB 7 PG 60 LOT 39 OR 8879 PG 3826</p> <p>Name(s) in which assessed: SALVATORE CUGNO SUSAN CUGNO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>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</p>

FOURTH INSERTION
<p>NOTICE OF ACTION</p> <p>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.</p> <p>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.</p> <p>The name of the unserved party to the action is: Omar Cala 17828 Alexson St. Spring Hill, FL 34610 and the nature of the proceeding is a Partition of Real Property.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey,</p>

<p>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</p> <p>WITNESS my hand and the seal of said court at Pasco County, Florida on the February 11, 2026.</p> <p>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</p>
