

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 3.39 acres to serve the residential subdivision project known as Dupue East Parcel B1 Amenity Center. The project is located in Pasco County, Section(s) 2, Township 26 South, Range 20 E. The permit applicant is Pulte Home Company, LLC, 2662 South Falkenburg Road, Riverview, FL 33578. The Permit No. is 43045951.007.

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

NOTICE OF RIGHTS

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

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

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

March 13, 2026 26-00513P

FIRST INSERTION

Notice of Public Board Special Meeting Epperson Ranch II Community Development District

The Epperson Ranch II Community Development District will hold a Special Meeting on Monday, March 23, 2026, at 5:00 p.m., at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Alize Aninipot District Manager March 13, 2026 26-00514P

FIRST INSERTION

Notice of Public Board Special Meeting Epperson Ranch II Community Development District

The Epperson Ranch II Community Development District will hold a Special Meeting on Thursday, April 9, 2026, at 5:00 p.m., at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Alize Aninipot District Manager March 13, 2026 26-00515P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP AND NOTICE OF MEETING

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Workshop on April 2, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

The purpose of the workshop is for the Board to discuss a Reserve Study. The members of the Board will not convene for purposes of taking action on matters of the District's business. The facts being gathered may relate to future action to be considered by the Board.

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on April 8, 2026, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The purpose of the meeting is for the Board to consider any business which may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this workshop 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 13, 2026 26-00530P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE, AMENDED RATES OF THE DISTRICT'S POLICIES AND PROCEDURES, AND AMENDED RATES FOR VIOLATIONS OF THE DISTRICT'S DECLARATIONS OF RESTRICTIONS AND ARCHITECTURAL CONTROLS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Meadow Pointe II Community Development District ("District") on April 15, 2026, at 6:30 p.m., at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed 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"). 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. Prior notice of rule development was published in the Business Observer on March 6, 2026.

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.

Specific 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, 255.0992, 255.0525, 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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to 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 Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager Meadow Pointe II Community Development District March 13, 2026 26-00517P

FIRST INSERTION

NOTICE OF BOARD MEETING ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

Brian Young, District Manager Governmental Management Services - Tampa, LLC March 13, 2026 26-00518P

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 Troop 149 located at 2653 Bruce B Downs Blvd Suite 108A PMB206 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2026. Rotary Club of Wesley Chapel, Inc. March 13, 2026 26-00527P

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 Mercier Commercial located at 25336 Seven Rivers Circle in the City of Land O Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of March, 2026. Bryant Mercier March 13, 2026 26-00524P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Asturia Community Development District ("District") will conduct an attorney-client shade session and a regular Board meeting at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on March 24, 2026, at 5:30 p.m. The attorney-client shade session is expected to start at 5:30 p.m. The regular Board meeting is expected to start at 6:00 p.m. or immediately after the conclusion of the District's attorney-client shade session, whichever is later.

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

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

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

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

Brian Young District Manager March 13, 2026 26-00519P

FIRST INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Harvest Hills Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Harvest Hills Community Development District." Proposals must be received by 12:00 p.m. on March 20, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager March 13, 2026 26-00529P

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Bexley Community Development District will hold their regular meeting on March 25, 2026 at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

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

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

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

Lisa Castoria District Manager March 13, 2026 26-00552P

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 DivorcedBoss Services located at 3524 Hunting Creek loop in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of March, 2026. Chiara DeLosh March 13, 2026 26-00523P

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 Dave's Direct Goods located at 7800, Gulf Highlands Drive in the City of PORT RICHEY, Pasco, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2026. Orrvia David Morgan March 13, 2026 26-00522P

FIRST 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 1985 Clarion 48' Mobile Home VIN Number FL 283149 and the contents therein, if any abandoned by previous owner Titus Jones.

On March 25, 2026, at 2:00 pm at Anclote Acres Mobile Home Park, Lot 9, 1210 Calvary Road, Holiday, FL 34691.

Dated: March 6, 2026
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 Anclote Acres
March 13, 20, 2026 26-00520P

FIRST INSERTION

Florida Department of Management Services is proposing to construct a 320-foot tall (overall height) self-supporting lattice telecommunications structure located off Central Boulevard, Land O' Lakes, Pasco County, Florida (28° 18' 18.4" N, 82° 28' 58.4" W). Florida Department of Management Services invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamaria Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 26-000330/DMG
March 13, 2026 26-00516P

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 Pack 149 located at 2653 BRUCE B DOWNS BLVD, Suite 108A PMB 206 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2026.
Rotary Club of Wesley Chapel, Inc.
March 13, 2026 26-00528P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Ten Broeck Tampa, LLC, 4020 Aspen Grove Dr, Ste 900, Franklin, TN 37067, desiring to engage in business under the fictitious name of North Tampa Behavioral Health, 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.

March 13, 2026 26-00557P

FIRST INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2025CC005449CAAXES
NHC-FL140, LLC d/b/a Settler's Rest RV Resort,
Plaintiff, vs.
WELLS FARGO BANK, N.A.,
Defendant.

Notice is hereby given that, pursuant to the Amended Final Stipulated Judgement of Foreclosure entered in this cause, in the County Court of Pasco County, Nikki Alvarez-SowJes, Pasco County Clerk of the Court, will sell the property situated in Pasco County, Florida, described as:

1984 HOPC Recreational Vehicle bearing vehicle identification number 1HY211P2XE1001710, located at 37518 Dora Street, Lot No. 195, Zephyrhills, Florida 33541.

at public sale, to the highest and best bidder, for cash, via the internet at https://www.pasco.realforeclose.com at 11:00 A.M. on the 30th day of March 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale. Respectfully Submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. -
Fla. Bar No. 17520
LeBron C. Page, Esq. -
Fla. Bar No. 1030825
Daniel M. Hartzog, Esq. -
Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
March 13, 20, 2026 26-00533P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULEMAKING FOR AMENDED AND RESTATED RULES OF PROCEDURE AND POLICY FOR PARKING AND PARKING ENFORCEMENT BY ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Public hearings will be conducted by the Board of Supervisors ("Board") of the Asturia Community Development District ("District") on April 28, 2026, at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt Amended and Restated Rules of Procedure, Rule No. 1 ("Rule"), and its Policy for Parking and Parking Enforcement, Policy No. 1 ("Policy") to regulate parking 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 District operations as provided for in Section 190.035, Florida Statutes. Specific legal authority for the Policy includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the Business Observer of Pasco County on March 6, 2026.

The Amended and Restated Rules of Procedure may address topics such 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.

Specific 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, 112.3144, 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 by contacting the offices of District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Phone: (813) 844-4844; Email: Byoung@gms-tampa.com ("District Office"), during normal business hours.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing to the District Office within twenty-one (21) days after publication of this notice.

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

Pursuant to 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 Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Brian Young
District Manager
Asturia Community Development District
March 13, 2026 26-00531P

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Summerstone Community Development District ("District") will hold a Regular Meeting on March 23, 2026 at 10:00 a.m., at the Genesis Center, 38112 15th Avenue, Zephyrhills, Florida 33542.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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 13, 2026 26-00553P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Premiere Seals Holdings, LLC, 4148 Louis Ave, Holiday, FL 34691, desiring to engage in business under the fictitious name of Marco Sealing Solutions, 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.

March 13, 2026 26-00526P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Colonial Seal, LLC, 4148 Louis Ave, Holiday, FL 34691, desiring to engage in business under the fictitious name of Marco Sealing Solutions, 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.

March 13, 2026 26-00525P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 for the following vehicle on 03/27/2026 at 8:30 AM at 33182 Prospect Rd., Dade City, FL 33525. Said landlord reserves the right to accept or reject any and all bids.

2015 CHEV
VIN#1GCV4K1E8XFF57828
by Todd Alan Grandberry and
US Bank NA
2018 TEXAS PRIDE
VIN#7HCK2UGT2JB0005104
by You are The Builder LLC, Todd Grandberry Member and Stearns Bank N A
2018 TOYT
VIN#JTDKBRFUJ3068616
by Michael G Bobo, Michael Genia Bobo and Carvana LLC

2018 VOLK
VIN#1V2AP2CA7JC592754
by Reginald Lamar Bobo and Carvana LLC
2020 TESL
VIN#5YJ3E1EA6LF792182
by Reginald Lamar Bobo and Upstart Network Inc
2021 CAN-AM
VIN#3JB2FEG27MJ004663
by Kamryn Bobo and Next Ride Motorsports
2022 VANDERHALL
VIN#7KGTC2V17NR003768
by 3 Wheel Rentals LLC, Reginald Bobo Member and Synchrony Bank
2022 VANDERHALL
VIN#7KGTC2C32NR004069
by Alonzo Bobo Jr and Synchrony Bank
March 13, 20, 2026 26-00521P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP001943CPAXES
IN RE: ESTATE OF DWIGHT SULLIVAN,
Deceased.

The administration of the Estate of Dwight Sullivan, deceased, whose date of death was October 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Scott Sullivan

403 Veterans Boulevard #700-301
Branson, Missouri 65616
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacauselaw.com
Secondary E-Mail:
ashley.cribbis@atacauselaw.com
March 13, 20, 2026 26-00546P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP001501CPAXES
IN RE: ESTATE OF VANESSA VEGA
Deceased.

The administration of the estate of VANESSA VEGA, deceased, whose date of death was March 2, 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 representatives or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211 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 13, 2026.

Personal Representative:

ALENY VEGA

23225 Cypress Trail Drive
Lutz, FL 33549
ROBERT A. WIGHT, Esq.
Attorney for Personal Representatives
Florida Bar No. 0107429
Mettler Randolph Massey Ferguson Carroll & Sterlacci, P.L.
340 Royal Palm Way, Suite 100
Palm Beach, Florida 33480
Telephone: 561-833-9631 / Fax: 561-655-2835
Primary Email: raw@mettlerlaw.com
Secondary Email:
fbarreto@mettlerlaw.com
March 13, 20, 2026 26-00550P

FIRST INSERTION

NOTICE TO CREDITORS

(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000218
IN RE: ESTATE OF PATRICIA KATHLEEN MAZZARINI
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Patricia Kathleen Mazzarini, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 6, 2025; that the total value of the estate is \$36,937.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Anthony Mazzarini, Jr.
1714 Borland Road
Pittsburgh, PA 15243
Diane Popek
1162 Arrowood Drive
Pittsburgh, PA 15243
Donna Palladino
12702 Split Oak Drive
Hudson, FL 34667
Janet Lawson
216 Patton Drive
Moon Township, PA 15108
Karen Mazzarini
5701 Oceanic Road
Holiday, FL 34690
Merita Smith
3140 Estate Drive
Oakdale, PA 15071
Patricia Balk
5551 Oceanic Road
Holiday, FL 34690

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is March 13, 2026.

Personal Giving Notice:

Anthony Mazzarini, Jr.

1714 Borland Road
Pittsburgh, PA 15243
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
March 13, 20, 2026 26-00548P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NO: 2026-CP-000012
IN RE: ESTATE OF RONALD DEAN ROGERS,
DECEASED.

The administration of the Estate of Ronald Dean Rogers, deceased, whose date of death was 6/9/2025, Case Number 2026-CP-000012, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:

REBECCA LYNN STRINGFIELD,

7217 Quail Hollow Blvd.,
Wesley Chapel, FL 33544

Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachel@elizabethdevolder.com
casemanager@elizabethdevolder.com
March 13, 20, 2026 26-00547P

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA FAMILY DIVISION CASE NO.

2026DR001050DRAXWS
IN RE: THE MARRIAGE OF:
BREIDY LAILENY GARCIA LAZO,
Petitioner/Wife,
and
EDWIN OMAR GALVEZ SANCHEZ,
Respondent/Husband.

TO: EDWIN OMAR GALVEZ SANCHEZ
Last known Address:
5009 Timberlan St., Tampa, FL 33624.
(Whereabouts Unknown)

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before 04/13/2026, 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 March 10, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
By: Beverly Bray
Deputy Clerk
March 13, 20, 27; April 3, 2026
26-00537P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2023CA004423CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GUNTHER GONDER, DECEASED; PAIGE NOVENSON; HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE INC.; DENISE L. SORSBY A/K/A DENISE LEA SORSBY; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;

UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.
 NOTICE IS HEREBY GIVEN pursuant to an Order dated February 24, 2026 entered in Civil Case No. 2023CA-004423CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GUNTHER GONDER, DECEASED; PAIGE NOVENSON; HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE INC.; DENISE L. SORSBY A/K/A DENISE LEA SORSBY are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at www.pasco.realforeclose.com Dade City beginning at 11:00 AM on April 20, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 20, HUNTER'S LAKE PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 50, PAGE 8 THROUGH 10, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 12140 HUNTERS LAKE DR NEW PORT RICHEY FL 34654
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept.,

Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Kelley Kronenberg
 10360 W State Rd 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Jordan Weinstein
 Jordan Weinstein
 FBN: 1039538
 File No: M23353-JMV
 March 13, 20, 2026 26-00538P

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. 2025CA001399CAAXES
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
WILLIE ANSLEY A/K/A WILLIE E. ANSLEY, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 22, 2025 in Civil Case No. 2025CA-001399CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Willie Ansley a/k/a Willie E. Ansley, 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 2nd day of April, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 The West 1/2 of Lots 1 and 2; and the North 10 feet of the West 1/2 of Lot 3, in Block 46, of the City of Zephyrhills (formerly town of Zephyrhills), as per plat thereof, recorded in Plat Book 1, Page 54, Public Records of Pasco County,

Florida.
 Parcel Number: 11-26-21-0010-04600-0015
 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
 23-07374FL
 March 13, 20, 2026 26-00539P

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.
2025CA002522CAAXWS
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
PAMELA J WIMMER, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 29, 2026 in Civil Case No. 2025CA002522CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Pamela J Wimmer, 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 31st day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 Condominium Unit 202, Garden Villas 5, Gulf Harbors Condominium, Section Twelve, a Condominium together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Record Book 463, Pages 531 through 559, and all its attachments and

amendments, and as recorded in Condominium Plat Book 11, Pages 12 through 14, of the Public Records of Pasco County, Florida.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
 /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-12948FL
 March 13, 20, 2026 26-00542P

NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.:
2025CC000724CCAXWS
RIVER RIDGE COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff, v.
STEPHEN ANTHONY SULLIVAN, and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
 Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2025CC000724CCAXWS the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:
 Lot 237, RIVER RIDGE COUNTRY CLUB PHASE 4A & PHASE 4B, a subdivision according to the plat thereof recorded at Plat Book 41, Pages 53 through 55, in the Public Records of Pasco County, Florida.
 PARCEL ID NO.: 32-25-17-0140-00000-2370 ("Property")
 Property Address: 11515 Lounds Court, New Port Richey, Florida 34654
 at public sale, to the highest and best bidder for cash at 11:00 a.m. on June 4, 2026. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if

any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 6th day of March 2026.
 RABIN PARKER GURLEY, P.A.
 2653 McCormick Drive
 Clearwater, Florida 33759
 Telephone: (727)475-5535
 Facsimile: (727)723-1131
 For Electronic Service: pleadings@rpplaw.com
 Counsel for Plaintiff
 By: /s/ Austin G. Henning
 Monique E. Parker,
 Florida Bar No.: 0669210
 Bennett L. Rabin,
 Florida Bar No. 0394580
 Adam C. Gurley,
 Florida Bar No. 0112519
 Jennifer Schick,
 Florida Bar No. 195790
 Austin G. Henning,
 Florida Bar No. 1061753
 10605-005
 March 13, 20, 2026 26-00543P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-001903 WS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
MARTHA M. BLAIR, et al,
Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 17, 2026, and entered in Case No. 2024-CA-001903 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Walter D. Cwikla, Gulf Landings Association, Inc, Annetta Cwikla, Martha M. Blair, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the April 9, 2026 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 285, GULF HARBORS SEA FOREST, UNIT 3D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 123 AND 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 A/K/A 6170 SEASIDE DR NEW PORT RICHEY FL 34652
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.
 Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
 The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 03 day of March, 2026
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Silver Jade Bohn
 Florida Bar #95948
 Silver Jade Bohn, Esq.
 IN/24-004245
 March 13, 20, 2026 26-00532P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2025-CA-002418-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MARK J. WEIMER; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARK J. WEIMER; UNKNOWN TENANT
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled case 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 31 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 2121, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 PROPERTY ADDRESS: 4011 GRAYTON DR, NEW PORT RICHEY, FL 346524
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 04 day of March 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
 25-03147
 March 13, 20, 2026 26-00535P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2025CA002204CAAXWS
FLAGSTAR BANK, N.A.,
Plaintiff, vs.
MARLENE E. LEE; SUNNOVA TE MANAGEMENT LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARLENE E. LEE; UNKNOWN TENANT
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled case 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 06 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:
 THE SOUTH 1/2 OF LOTS 7 AND 8, BLOCK 68, CITY OF NEW PORT RICHEY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 PROPERTY ADDRESS: 6340 HARRISON ST, NEW PORT RICHEY, FL 34653
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 09 day of March 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
 25-01922
 March 13, 20, 2026 26-00536P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2026-CP-000294
IN RE: ESTATE OF JANICE B. SAWYER-BUTTON
Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Janice B. Sawyer-Button, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 15, 2025; that the total value of the estate is \$795.64 and that the names and addresses of those to whom it has been assigned by such order are:
 NAME ADDRESS
 Melissa A. Sawyer
 11705 Wheatfield Loop
 Hudson, Florida 34667
 Robert P. Sawyer
 3630 Keltner Avenue
 El Paso, Texas 79904
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Adminis-

tration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk.
 The date of first publication of this Notice is March 13, 2026.
Person Giving Notice:
Melissa A. Sawyer
 11705 Wheatfield Loop
 Hudson, Florida 34667
 Attorney for Person Giving Notice:
 David A. Hook, Esq.
 E-mail address: courtserver@elderlawcenter.com, samanthalaw@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 March 13, 20, 2026 26-00549P

--- ACTIONS / SALES ---

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. 2024CA002358CAAXWS
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs.
THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 09, 2025, and entered in 2024CA002358CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the Plaintiff and THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK; UNKNOWN SPOUSE OF THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK 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 April 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 5 AND 6, COOL ACRES, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 42, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5038 COUGAR LOOP, HOLIDAY, FL 34690

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 10 day of March, 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
24-222649 - NaP
March 13, 20, 2026 26-00559P

FIRST INSERTION

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

Case No. 2025CA003476CAAXWS
Division J2
COMPUTERSHARE TRUST COMPANY, NA, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF ALIC INVESTMENT TRUST
Plaintiff, vs.
CMR LLC, et al. Defendants.
TO: CMR LLC
LAST KNOWN ADDRESS
8715 N 46 ST
TAMPA, FL 33617
JORGE LOPEZ SIERRA AKA JORGE LOPEZ
LAST KNOWN ADDRESS
3593 BROOKLYN AVE
PORT CHARLOTTE, FL 33952

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:
LOT 22, OYSTER BAYOU, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 43 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 7247 BRIGHTWATERS CT, NEW PORT RICHEY, FL 34652 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's

attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, on or before APRIL 13TH, 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.

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

Dated: March 10, 2026
CLERK OF THE COURT
(COURT SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
David R. Byars
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
246300/2529635/and
March 13, 20, 2026 26-00545P

FIRST INSERTION

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

CASE NO.: 2025CA003351CAAXWS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENT KING A/K/A KENT WILLIAM KING N/K/A KENT WILLIAM KING, et al., Defendants.

TO: BRITTANY MACH
3521 KIMBERLY OAKS DR, HOLIDAY, FL 34691
MIKAYLA KING
3521 KIMBERLY OAKS DR, HOLIDAY, FL 34691
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 691, BEACON SQUARE UNIT 7-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 04/13/2026, a date at least thirty (30)

days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this MAR 06, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By Julian Garcia
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04391
March 13, 20, 2026 26-00534P

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. 2023CA004307CAAXWS
WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFA, Plaintiff, vs.
PATRICIA A OSWALD A/K/A PATRICIA OSWALD, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 29, 2025 in Civil Case No. 2023CA004307CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFA is Plaintiff and Patricia A Oswald a/k/a Patricia Oswald, 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 30th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 82, VENICE ESTATES SUBDIVISION FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK

15, PAGE 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06931FL
March 13, 20, 2026 26-00540P

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. 51-2022-CA-001142 WS
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION, Plaintiff, vs.
VIRGINIA WALLER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 29, 2026 in Civil Case No. 51-2022-CA-001142 WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION is Plaintiff and Virginia Waller, 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 31st day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 345, GULF HIGHLANDS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 127 THROUGH 129, OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07425FL
March 13, 20, 2026 26-00541P

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. 2025CA002494CAAXES
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
BERG ARMEN OHANMAMOORENI A/K/A BERG OHANMAMOORENI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 26, 2026, and entered in 2025CA002494CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and BERG ARMEN OHANMAMOORENI A/K/A BERG OHANMAMOORENI; LONG LAKE RANCH MASTER ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on April 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 19, LONG LAKE RANCH VILLAGE 6 PARCEL A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 78 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 18843 ULMUS ST, LUTZ, FL 33558

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 10 day of March, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-310445 - NaP
March 13, 20, 2026 26-00558P

FIRST INSERTION

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

CASE NO.: 2025-CA-001313
CLICK N' CLOSE, INC., Plaintiff, v.
JACOB ADAM RICHARDSON, et al., Defendants.
NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on April 20, 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 247, BROWN ACRES UNIT SEVEN, according to the map or plat thereof as recorded in Plat Book 11, Page 57, of the Public Records of Pasco County, Florida.
Property Address: 11205 Tyler Drive, Port Richey, FL 34668
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 10th day of March, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
March 13, 20, 2026 26-00544P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-188
IN RE: ESTATE OF ROBERT MAFFIA, AKA ROBERT H. MAFFIA Deceased.

The administration of the estate of ROBERT MAFFIA, also known as ROBERT H. MAFFIA, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 13, 2026.

DONNA ENSMINGER
Personal Representative
9404 Cochise Lane
Port Richey, FL 34668
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 13, 20, 2026 26-00563P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP00177CPAXWS
IN RE ESTATE OF ANGELA M. AMBROGIO Deceased.

The administration of the estate of Angela M. Ambrogio, deceased, whose date of death was April 30, 2024, 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 names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Erica Faria
15215 Mottled Owl Road
Brooksville, Florida 34614
Attorney for Personal Representative:
Rodolfo Suarez, Jr., Esq.
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
March 13, 20, 2026 26-00551P

--- ACTIONS / SALES ---

FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following ordinance:

ORDINANCE NO. 1514-26

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, RELATING TO THE CITY OF ZEPHYRHILLS COMPREHENSIVE PLAN (ORDINANCE NO. 866-90, AS AMENDED), PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING EVALUATION AND APPRAISAL-BASED COMPREHENSIVE PLAN AMENDMENTS; REPEALING AND REPLACING THE HOUSING ELEMENT AND THE INTERGOVERNMENTAL COORDINATION ELEMENT; ADOPTING UPDATED GOALS, OBJECTIVES, AND POLICIES FOR THOSE ELEMENTS; ESTABLISHING TWO PLANNING PERIODS CONSISTENT WITH SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Zephyrhills Planning Commission, serving as the Local Planning Agency, will hold a public hearing to review the proposed Comprehensive Plan amendments and make a recommendation to the City Council on Tuesday, March 17, 2026, at 6:00 p.m. in the City Council Chambers, Zephyrhills City Hall, 5335 8th Street, Zephyrhills, Florida.

The City Council will hold a public hearing to consider transmittal of the proposed amendments to the State Land Planning Agency and other reviewing agencies pursuant to Section 163.3184, Florida Statutes, on Monday, March 23, 2026, at 6:00 p.m. at the same location. Following receipt of agency comments, the City Council will hold a second public hearing to consider adoption of the amendments, which will be advertised in accordance with Florida law.

The purpose of these hearings is to consider amendments to the City of Zephyrhills Comprehensive Plan.

Copies of the proposed amendments and staff report are available for public inspection at the Planning Department, City Hall, between 8:00 a.m. and 4:00 p.m., Monday through Friday.

Interested parties may appear and be heard at the public hearings or may file written comments with the City Clerk prior to the hearings.

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

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk's Office at Zephyrhills City Hall, 5335 8th Street, Zephyrhills, Florida 33542, by calling 813-780-0000, Ext. 3547, at least 48 hours prior to the meeting.

March 13, 2026 26-00554P

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA
WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

RESOLUTION NO. 866-26

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS AMENDING THE APPROVAL OF A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE C1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0000-00700-0000 AS APPROVED IN RESOLUTION NO. 847-25; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on March 23, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing.

A.D.A. and F.S. 286.26.
286.0105
March 13, 2026 26-00556P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-41
IN RE: ESTATE OF
JESSIE RAY ETZEL,
Deceased.

The administration of the estate of JESSIE RAY ETZEL, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 13, 2026.

ROBERT D. HINES
Personal Representative
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 13, 20, 2026 26-00562P

FIRST INSERTION

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

2025CA003893CAAXWS
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
ALCIDES P RAMOS, et al.,
Defendants.
TO: ALCIDES P RAMOS
4917 LAKE RIDGE LANE, HOLIDAY,
FL 34690

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

LOT 70, KNOLLWOOD VILLAGE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 115, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 04/10/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

fault will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 5 day of March, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By Julian Garcia
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-05168
March 13, 20, 2026 26-00564P

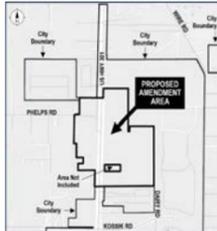
FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:

ORDINANCE NO. 1515-26

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS COMPREHENSIVE PLAN (ORDINANCE NO. 866-90, AS AMENDED); PROVIDING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT TO ESTABLISH THE PLACE TYPE FRAMEWORK; CREATE THE ZEPHYR KNOLL MIXED-USE SUBAREA FUTURE LAND USE CATEGORY; ADOPT ASSOCIATED USE, DENSITY, INTENSITY, AND IMPLEMENTATION POLICIES; AND REVISE THE FUTURE LAND USE MAP AND MAP SERIES TO DESIGNATE CERTAIN LANDS WITHIN THE US 301 CORRIDOR NORTH OF KOSSIK ROAD AS ZEPHYR KNOLL MIXED-USE SUBAREA; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

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

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

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

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

March 13, 2026 26-00555P

FIRST INSERTION

NOTICE UNDER
FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Elite Escapes By Design, located at 27751 Manor Oak Dr #110, in the City of Wesley Chapel, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 11 of March, 2026.
Alexandria Fitzhugh
27751 Manor Oak Dr #110
Wesley Chapel, FL 33544
March 13, 2026 26-00561P

FIRST INSERTION

The Towers, LLC proposes to build a 195-foot monopole communications tower at the approx. vicinity of 21309 Kettering Road, Dade City, Pasco County, FL 33523. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Laura Elston, l.elston@trileaf.com, 1775 The Exchange SE, Suite 525, Atlanta, GA 30339, 678-653-8673.

March 13, 2026 26-00560P

NEW NEIGHBORS
WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...
WOULDN'T YOU WANT TO KNOW?
Come in, We're OPEN
BE INFORMED
Read public notices to find out what's going on in your community.
FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE
PUBLIC NOTICE DAY JAN 24 2018
FLORIDA PUBLIC NOTICES
Business Observer
FloridaPublicNotices.com



ALWAYS
S
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SHORE
LV20906.V10



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- 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

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals. One such example is a public hearing notice.

- **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

- **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions. The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers. An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions. Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process. Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights. Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights. Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years. Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure. Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices. So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.



SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

THIRD 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

SECOND 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: I

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

SECOND 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: I

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

FOURTH INSERTION

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

FAMILY LAW DIVISION
CASE NO.: 2025-DR-003948

IN RE: THE MATTER OF: FELIPE DE ARMAS, Petitioner/Father, and CHRISTINA MARIE SHAW and RICHARD OMAR GOMEZ Respondents.

TO: CHRISTINA MARIE SHAW
Last known Address: 2758 Missoula St, Kissimmee, FL 34758 (Whereabouts Unknown)
RICHARD OMAR GOMEZ (Whereabouts Unknown)

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

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

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

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

Dated this February 17, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
By: Kaylen Mccutcheon
Deputy Clerk
Feb. 20, 27; Mar. 6, 13, 2026
26-00393P

SECOND 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>.

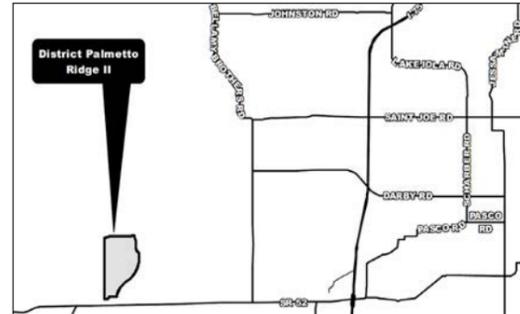
Any person desiring to appeal any decision made by the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence 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

SECOND 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
PROBATE DIVISION
File No. 2026CP00240CPAXES
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
Dawn 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

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

1136 - Broderick, Fevonia; 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.storagetreasures.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, Nikolai; 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.storagetreasures.com.

024 - Millstead, Rita; 047 - Hill, Tommy; 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.storagetreasures.com.

11001 - Leedham, Donna; 11046 - Crew, Katherine; 1179 - 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, Terrianna; 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, Shaneka; 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.storagetreasures.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.storagetreasures.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.storagetreasures.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 - Goodin, Nikko; 0B021 - Coats, Janie; 0B027 - 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.storagetreasures.com.

003 - Matazinski, 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.storagetreasures.com.

1004 - Bacon, Joseph; 1048 - Brown, Dawn; 1076 - Foster, Daniel; 1105 - Cobb, Cameron; 1146 - Ely, Alyssa; 1181 - Hicks, Ashley; 1232 - Stamper, Holly; 1236 - Thompson, Kristene; 2014 - Cespedes, Joel; 2026 - Young, Baylee; 2032 - Carol, Jacob; 2071 - Russo, Gina; 2105 - Zalneraitis, 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.storagetreasures.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 - Jasin, 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.storagetreasures.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.storagetreasures.com.

0204 - Carter, Kelly; 0309 - Ploettner, Rebecca; 0507 - Lomio, Katheryne; 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, Brittny
PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 02:00 PM
Sale to be held at www.storagetreasures.com.

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

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. 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
U-Stor Ridge Rd, United of Pasco Self Storage, and U-Stor Zephyrhills

Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on 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.

UNITED 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

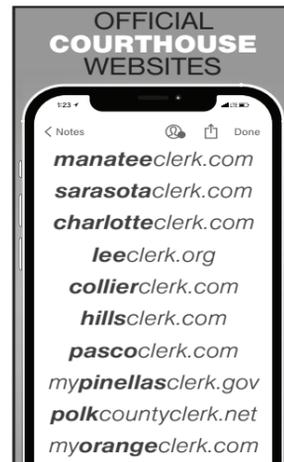
HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

B410 Leonard Cako
B167 Jordan Scott
B402 Refik Mustafa
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
D144C David Heffron
F15 Herme Perez
D544C Morgan Sowards
March 6, 13, 2026 26-00489P

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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
Kalliopei Lempidakis	193
Betty A. Melendez	166 & 301
March 6, 13, 2026	26-00492P



SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

Business Observer

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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@srblawyers.com
Secondary Email:
angelica@srblawyers.com
March 6, 13, 2026 26-00463P

SECOND 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

SECOND INSERTION

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

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 SEC-

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

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

SECOND INSERTION

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 ---

SECOND 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 Stonybrook 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

SECOND 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

SECOND 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

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. 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

SECOND 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 Marinossi 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

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. 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

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. 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.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02932
March 6, 13, 2026 26-00455P

SECOND INSERTION

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

CASE NO.
2025CA004139CAAXES

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

KENNETH R. RITCHIE; OAKS ROYAL PHASE III HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: KENNETH R. RITCHIE
Last Known Address
36435 BONNEY DR
ZEPHYRHILLS, FL 33541
Current Residence is Unknown

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

LOT 128, OAKS ROYAL, PHASE THREE, FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 90, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH A 1986 FLEETWOOD MOBILE HOME

BEARING VIN NUMBERS:
#LFLBF2AG103208109 AND
#LFLBF2BG103208109; TITLE NUMBERS: 44075224 AND 44075289

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallgal.com, on or before APRIL 7TH, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

DATED on March 3, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallgal.com
1463-223938 / ME2
March 6, 13, 2026 26-00495P

SECOND INSERTION

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

Case No. 2025-CA-000475

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.

LISA M KOZELKA, ROBERT J. KOZELKA, III AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 14, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOTS 9 AND 10, LAKE BAYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 120, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND BEGINNING AT THE ¼ SECTION CORNER OF THE WEST LINE OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, RUNNING NORTH FOR A DISTANCE OF 165.0 FEET THEN EAST FOR A DISTANCE OF 124.90 FEET THEN SOUTH A DISTANCE OF 165.0 FEET AND THEN WEST 124.90 FEET TO THE POINT OF BEGINNING.

and commonly known as: 9010 MAIDEN LANE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on April 14, 2026 at 11:00 A.M..

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

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

Dated this March 2, 2026

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
318000/2528666/CMP
March 6, 13, 2026 26-00497P

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA**CIVIL DIVISION
CASE NO.: 25-CA-001503**TALAVERA MASTER
ASSOCIATION, INC.,
Plaintiff, vs.
GEORGETTE COLE, ET AL.,
Defendants.**TO: Georgette Cole and Troy Young
18859 Henequen Lane
Spring Hill, Florida 34610

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 25, 2025, in Official Records Instrument #2025036033, in the Public Records of Pasco County, on the following property located in Pasco County, Florida.

ADDRESS: 18859 Henequen Lane, Spring Hill, Florida 34610.

LEGAL:

Lot 17, Block 3 of Talavera Phase 1-A-2, according to the Plat thereof as recorded in Plat Book 73, Page(s) 89 through 94 inclusive, of the Public Records of Pasco County, Florida. Commonly referred to as: 18859 Henequen Lane, Spring Hill, Florida 34610.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 on or before 03/30/2026, and file the

original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 23 day of February, 2026.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Julian Garcia
As Deputy Clerk

Stockham Law Group, P.A.

Attention: George D. Root, III

109 S. Edison Avenue

Tampa, Florida 33606

March 6, 13, 2026

26-00461P

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. 2025CA003913CAAXES

Wells Fargo Bank, N.A.

Plaintiff, vs.

**The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of David
M. Jeffery a/k/a David Michael
Jeffery a/k/a David Michael Jeffrey,
Deceased; Darleen Yvonne Jeffery
a/k/a Darlene Y. Jeffery a/k/a
Darleen Hagan
Defendants.**

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David M. Jeffery a/k/a David Michael Jeffrey, Deceased

Last Known Address: Unknown

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

LOT 34, STUDENT ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2004 MOBILE HOME VIN# PH0914828AFL AND PH0914828BFL; TITLE# 97698304 AND 9768349.

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 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 March 3rd, 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-F03495

March 6, 13, 2026

26-00493P

SECOND 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@dherandezlaw.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, 2026CLERK OF THE CIRCUIT COURT
Nikki Alvarez-SowlesPasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Beverly Bray

March 6, 13, 20, 27, 2026

26-00476P

SECOND 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-

FIED, 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

SECOND INSERTION

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

CASE NO.

2025CA000627CAAXWS

BOKE, N.A.,
Plaintiff, vs.ERIK NASE LIBBY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 28, 2026 in Civil Case No. 2025CA000627CAAXWS 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 property as set forth in said Summary Final Judgment, to-wit:

Lot 103, Timber Oaks - Unit 8, according 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 Plaintiff225 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

SECOND INSERTION

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

CASE NO.

2024CA001864CAAXES

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.ELISA HOLLY LEVETON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 21, 2025 in Civil Case No. 2024CA001864CAAXES 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 Judgment, to-wit:

Lot 269, in Block 14, of MIRADA ACTIVE ADULT PHASE 1E, according 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 Plaintiff225 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

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. 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 COUN-
TY, 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 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 ClerkBrock & Scott, PLLC.,
the Plaintiff's attorney4919 Memorial Hwy, Suite 135,
Tampa, FL 33634

File # 24-F01461

March 6, 13, 2026

26-00453P

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. 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.; Beacon 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, 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 ClerkBrock & Scott, PLLC.,
the Plaintiff's attorney4919 Memorial Hwy,
Suite 135,

Tampa, FL 33634

File # 25-F02607

March 6, 13, 2026

26-00454P

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.:

51-2024-CA-000862-CAAX-WS

MISSION SERVICING
RESIDENTIAL, INC.,
Plaintiff, vs.FERNANDY BEAGUE; FIFTH
THIRD MORTGAGE COMPANY;
WINDSOR PLACE AT RIVER
RIDGE ASSOCIATION, INC.;UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
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 19 day of March, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 10, WINDSOR PLACE AT
RIVER RIDGE, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 52,
PAGE 110, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.PROPERTY ADDRESS: 7754
BRISBANE CT, NEW PORT
RICHEY, FL 34654IF 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

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 ClerkBrock & Scott, PLLC.,
the Plaintiff's attorney4919 Memorial Hwy, Suite 135,
Tampa, FL 33634

File # 24-F01461

March 6, 13, 2026

26-00453P

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.