

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY

DOCKET NO. 20260032-W5

APPLICATION FOR TRANSFER OF FACILITIES OF PLACID LAKES UTILITIES, INC. AND WATER CERTIFICATE NO. 401-W TO SUNSHINE WATER SERVICES COMPANY IN HIGHLANDS COUNTY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval of Transfer of Water and Wastewater systems of Placid Lakes Utilities, Inc. ("Placid Lakes") in Highlands County, Florida, pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

SWS is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company
200 Weathersfield Ave
Altamonte Springs, FL 32714
Office: (866) 842-8432
Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.
March 20, 2026 26-00565P

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER AN EXEMPT ENTITY TO A REGULATED UTILITY AND AMENDMENT OF CERTIFICATE OF AUTHORIZATION TO EXTEND SERVICE AREA

DOCKET NO. 20260033-W5

APPLICATION FOR TRANSFER OF ASSETS OF EXEMPT UTILITY AND AMENDMENT OF CERTIFICATE NO. 347-S BY SUNSHINE WATER SERVICES COMPANY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval for the transfer to it of the wastewater system owned by Placid Lakes Utilities, Inc. ("Placid Lakes") and to amend Wastewater Certificate No. 347-S, to add the following land in Highlands County, Florida, pursuant to Sections 367.045 and 367.071, Florida Statutes, and Rules 25-30.030 and 25-30.037, Florida Administrative Code.

SWS is not requesting a change to the current rates and charges that currently apply to Placid Lakes wastewater customers; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company
200 Weathersfield Ave
Altamonte Springs, FL 32714
Office: (866) 842-8432
Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.
March 20, 2026 26-00566P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Longo Earth and Art located at 10315 Miracle Lane in the City of New Port Richey, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of March, 2026.
Jason M. Longo
March 20, 2026 26-00605P

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 The Pampered Peach of Wesley Chapel located at 2653 Bruce B Downs Blvd, Ste 102 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 13th day of March, 2026.
Michael Grande
March 20, 2026 26-00584P

FIRST INSERTION

BEXLEY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

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

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

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

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Lisa Castoria Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200 Tampa, FL 33614 (813) 933-5571 (or by email lcastoria@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Bexley Community Development District." Proposals must be received by 12:00 p.m. on April 3, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
March 20, 2026 26-00567P

FIRST INSERTION

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Pasadena Ridge Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and an Audit Committee meeting on April 9, 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. 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://pasadenaridgecdd.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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the 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 20, 2026 26-00583P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on April 7, 2026, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
March 20, 2026 26-00581P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Parkview at Long Lake Ranch 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 optional 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 the 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 copy on a flash drive of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, in an envelope marked on the outside "Auditing Services, Parkview at Long Lake Ranch Community Development District." Proposals must be received by 12:00 p.m. on March 27, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
March 20, 2026 26-00582P

FIRST INSERTION

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP

The Board of Supervisors (the "Board") of The Preserve at South Branch Community Development District (the "District") will hold a regular Board meeting and public workshop on Wednesday, April 8, 2026, at 3:00 p.m. at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Pkwy, Lutz, FL 33558. The regular Board meeting is expected to start at 3:00 p.m. The public workshop is expected to start immediately after the conclusion of the regular Board meeting. The purpose of the regular Board meeting is to conduct any and all business coming before the Board. The purpose of the public workshop is to discuss the District's Fiscal Year 2026-2027 budget and other business of the District.

The workshop and regular meeting are open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agendas for the regular meeting and workshop may be obtained by contacting the office of the District Manager, c/o Vesta Property Services, by mail at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132 (the "District Manager's Office"), during normal business hours. The regular meeting and/or public workshop may be continued to a date, time, and place to be specified on the record at the workshop or the meeting, respectively. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at a regular meeting or public workshop or because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the workshop. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the regular 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.

Heath Beckett, District Manager
The Preserve at South Branch Community Development District
March 20, 2026 26-00568P

FIRST INSERTION

Notice of Public Board Workshop Seven Oaks Community Development District

The Seven Oaks Community Development District will hold a Budget Workshop on April 8, 2026 at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

A copy of the agenda may be obtained by contacting the District Manager's office via phone at (813) 994-1001. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 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 20, 2026 26-00603P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-000282 Division: 003 IN RE: ESTATE OF MARK STEPHEN FRAHN, Deceased.

The administration of the estate of Mark Stephen Frahn, deceased, whose date of death was November 21, 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.

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 20, 2026.

Personal Representative:

Nathan Storrs
2837 Meadow Wood Drive
Clearwater, FL 33761

Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Tel. 727-461-7474; Fax: 727-461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
March 20, 27, 2026 26-00576P

FICTITIOUS NAME NOTICE

Notice is hereby given that Barrett Phillip-Pitre Capolotti, owner, desiring to engage in business under the fictitious name of SLYPT located at 5533 Post Oak Blvd Apt 116, Wesley Chapel, Florida 33544 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 20, 2026 26-00604P

FIRST INSERTION

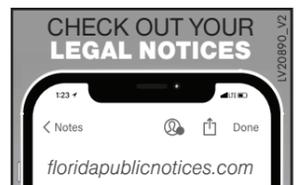
LETTERS OF ADMINISTRATION (single personal representative) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000124 IN RE: ESTATE OF SANDRA LOUISE PATANA Deceased.

TO ALL WHOM IT MAY CONCERN WHEREAS, Sandra Louise Patana, a resident of 6120 Congress Street, New Port Richey, Florida 34653, died on June 3, 2025, owning assets in the State of Florida, and

WHEREAS, Glen A. Patana has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Glen A. Patana duly qualified under the laws of the State of Florida to act as personal representative of the estate of Sandra Louise Patana, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.
ORDERED.

March 20, 27, 2026 26-00585P
Circuit Judge



FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000128 IN RE: ESTATE OF MARK BOCHENSKI 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 Mark Bochenksi, 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 October 23, 2025; that the total value of the estate is \$2,052.52 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Christine Mailloux
4939 Floramar Terrace #411
New Port Richey, FL 34652
Bartlomiej Bochenski
4939 Floramar Terrace #402
New Port Richey, FL 34652
Isabel Bochenski
4939 Floramar Terrace #402
New Port Richey, FL 34652
Sebastian Bochenski
278 Pine Arbol
Buda, TX 78610

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:
Christine Mailloux
4939 Floramar Terrace #411
New Port Richey, Florida 34652
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 20, 27, 2026 26-00586P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000194 IN RE: THE ESTATE OF CHRISTOS VARELOGIANNIS, Deceased.

The administration of the estate of CHRISTOS VARELOGIANNIS, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 20, 2026.

Personal Representative:
HELEN KOUFOGAZOS
2212 Pinnacle Cir. N.
Palm Harbor, FL 34684
Attorney for Personal Representative:
ANTHONE R. DAMIANAKIS,
ESQUIRE
FBN102740
PEACOCK, GAFFNEY
& DAMIANAKIS, P.A.
tony@pgdlaw.net ;
assistant@pgdlaw.net
2348 Sunset Point Rd.,
Clearwater, FL 33765
(727) 796-7774
March 20, 27, 2026 26-00587P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 26-CP-0411 IN RE: ESTATE OF KAREN WEHRLE Deceased.

The administration of the Estate of KAREN WEHRLE, deceased, whose date of death was January 4, 2026, 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.

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 20, 2026.

Personal Representative:
JUANITA L. WIEN
10036 Lilac Cove
St. John, IN 46373
Attorney for Personal Representative:
JALEH LEE, ESQ.
Florida Bar No. 92966
The Law Office of Jaleh Lee, P.A.
5802 State Road 54
New Port Richey, FL 34652
(727) 853-1200 -Office
(727) 376-3146 -Facsimile
Email: Jaleh@PascoElderLaw.com
March 20, 27, 2026 26-00580P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO/PINELLAS COUNTY, FLORIDA CIVIL DIVISION REF #:2024-CA-003132 BAY AREA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY Plaintiff(s) v. JIMMY SMITH Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 5, 2026 entered in Civil Case No.: 2024-CA-003132, of the Circuit Court of the SIXTH Judicial Circuit in and for PASCO COUNTY, Florida, wherein BAY AREA HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, is Plaintiff, and JIMMY SMITH, is Defendant.

NIKKI ALVAREZ- SOWLES, ESQ., Clerk of the Court, will sell to the highest bidder for cash at 11:00 a.m. online at www.pasco.realforeclose.com on the 9th day of April, 2026 the following described real property as set forth in said Final Judgment, to wit:

THE PRESERVE AT FAIRWAY OAKS UNIT THREE PB 35 PGS 27-30 LOT 395

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 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Dated this 9th day of March, 2026

/s/ Julius Adams, Esq.
Bar Number 104866
Atoms Law, PLLC
P.O. Box 8504
Tampa, FL 33674
727-506-2308
julius.adams.esq@gmail.com
March 20, 27, 2026 26-00569W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-152 IN RE: ESTATE OF ANNJENY ATIENZA A/K/A ANNJENY BARROZO ATIENZA Deceased.

The administration of the estate of ANNJENY ATIENZA A/K/A ANNJENY BARROZO ATIENZA, 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 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
ARMAINE ATIENZA
14064 Trouville Drive
Tampa, Florida 33624
Attorney for Personal Representative:
Glen C. Abbott
glen@glennabbottlaw.com
Florida Bar No. 235911
9030 W Fort Island Trl
Crystal River, Florida 34429
Telephone: 352/795-5699
March 20, 27, 2026 26-00575P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000413 IN RE: ESTATE OF WILLIAM C. GRANNING 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 William C. Granning, 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 July 21, 2025; that the total value of the estate is \$6,883.13 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Kathleen L. Wisler
13425 Canton Avenue
Hudson, Florida 34669
Kathleen L. Wisler
13425 Canton Avenue
Hudson, Florida 34667
Judith Beelaert
265 W Shore Trail
Sparta, New Jersey 07871
Mark Granning
25323 Deep Creek Blvd
Punta Gorda, Florida 33983

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 de-

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 2026CP000103CPAXWS IN RE: ESTATE OF TERRY EDWARD DAVIS, Deceased.

The administration of the estate of TERRY EDWARD DAVIS, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 must file their claims with this court WITHIN THREE (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 sections 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Kimberly Jones
2017 Searay Shore Dr.
Clearwater, FL 33763
/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
March 20, 27, 2026 26-00577P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 512026CP000196CPAXES IN RE: ESTATE OF CHRISTOPHER MICHAEL EMPRIC, Deceased.

The administration of the Estate of CHRISTOPHER MICHAEL EMPRIC, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Krystal Crooks Empric
4002 Palmetto Palm Court
Tampa, Florida 33624
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
March 20, 27, 2026 26-00595P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2026CP000057CPAXWS IN RE: THE ESTATE OF JESSICA LYNN EARLEY, Deceased

The administration of the estate of JESSICA LYNN EARLEY, deceased, whose date of death was August 9, 2025, File Number 2026CP000057CPAXWS, 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 34656-0338. 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 WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Sharon Earley
Personal Representative
c/o Thompson & Fernald, PA
611 Druid Road E., Ste 705
Clearwater, FL 33756
ROBERT C. THOMPSON, JR., Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
March 20, 27, 2026 26-00589P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000275 IN RE: ESTATE OF ANDREW HENRY CRAWFORD Deceased.

The administration of the estate of ANDREW HENRY CRAWFORD, deceased, whose date of death was November 29, 2025, 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 34656-0338. 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 sur-

living spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
ELIZABETH CRAWFORD
20 Lacasse Drive
Milton, Vermont 05468
Attorney for Personal Representative:
MATTHEW B. PRYOR, ESQ.
Attorney
Florida Bar No. 1060103
Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
Telephone: (727) 822-2505
Fax: (941) 954-9992
Primary Email:
mpryor@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
March 20, 27, 2026 26-00592P



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large. When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP000170CP AXES
Division I
IN RE: ESTATE OF
SHIRLEY H. DeBOE, a/k/a
SHIRLEY HELENA DeBOE
Deceased.

The administration of the estate of SHIRLEY H. DeBOE, a/k/a SHIRLEY HELENA DeBOE, deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 20, 2026.

Personal Representative:
PHYLLIS BLANCHARD
HYLLIS BLANCHARD 3217
Kresterbrooke Lane
Zephyrhills, FL 33540
Attorney for Personal Representative:
STEPHEN D. CARLE
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
March 20, 27, 2026 26-00593P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP000237CPAXES
Division I
IN RE: ESTATE OF
BETTY LOU CASE,
a/k/a BETTY L. CASE
Deceased.

The administration of the estate of BETTY LOU CASE, a/k/a BETTY L. CASE, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 20, 2026.

Personal Representative:
HATTIE JO KING
7072 N. Center Road
Mount Morris, MI 48458
Attorney for Personal Representative:
STEPHEN D. CARLE, Attorney
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
March 20, 27, 2026 26-00579P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2026-CP-000269-WS
IN RE: ESTATE OF
KENNETH E. LIERSE A/K/A
KENNETH EDWARD LIERSE
Deceased.

The administration of the estate of Kenneth E. Lierse a/k/a Kenneth Edward Lierse, deceased, whose date of death was December 20, 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 20, 2026.

Personal Representative:
Skyler Gray a/k/a Skylar Lierse
4784 Atrium Court
Wilmington, North Carolina 28405
Attorney for Personal Representative:
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS
& DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatestrustlaw.com
Secondary E-Mail:
michelle@flprobatestrustlaw.com
March 20, 27, 2026 26-00588P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-247
IN RE: ESTATE OF
HOWARD A. ROCKDALE, JR. AKA
HOWARD ARVID ROCKDALE, JR.
Deceased.

The administration of the estate of HOWARD A. ROCKDALE, JR. AKA HOWARD ARVID ROCKDALE, JR., deceased, whose date of death was January 13, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
HEIDI CAPARELLO
1395 Alameda Dr.
Spring Hill, Florida 34609
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 20, 27, 2026 26-00590P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2025-CP-000968-CPAXWS
Division probate
IN RE: ESTATE OF
PAULINE E. BROWN
Deceased.

The administration of the estate of Pauline E. Brown, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 20, 2026.

Personal Representative:
Karla Bononi
13642 Dunwoody Ct.
Hudson, Florida 34667
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
Second E-Mail:
webmaster@beilandhay.com
March 20, 27, 2026 26-00591P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000291
IN RE: ESTATE OF
TODD MAXWELL MCCOY a/k/a
TODD M. MCCOY,
Deceased.

The administration of the estate of Todd Maxwell McCoy a/k/a Todd M. McCoy, deceased, whose date of death was January 22, 2026, 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 20, 2026.

Personal Representative:
Heather P. McCoy
1535 Woodfield Court
Lutz, Florida 33558
Attorney for Personal Representative:
Nicholas C. Wigelsworth, Esq.
Florida Bar Number: 1020918
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
Nicholas.Wigelsworth@hwhlaw.com
probate.efile@hwhlaw.com
March 20, 27, 2026 26-00578P

FIRST INSERTION

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

CASE NO. :
2026CA000035CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
FOR MERRILL LYNCH
MORTGAGE INVESTORS TRUST,
MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2007-MLN1,
Plaintiff, vs.
RAIAEL GARCIA, et al.,
Defendants.

TO:
RAFAEL GARCIA
9329 WELLSTONE DR,
LAND O LAKES, FL 34638
DEIDANIA GARCIA
9329 WELLSTONE DR,
LAND O LAKES, FL 34638
UNKNOWN SPOUSE OF RAFAEL GARCIA
9329 WELLSTONE DR.
LAND O LAKES, FL 34638

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

LOT 15, BLOCK 18 OF TIER-
RA DEL SOL PHASE I, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 52. PAGE(S)
70 THROUGH 84, 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

APRIL 20, 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 ___ day of MAR 17, 2026.

(SEAL) Nikki Alvarez-Sowles

As Clerk of the Court
Deputy Clerk: Jasmine Gonzalez
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04902
March 20, 27, 2026 26-00602P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001574CAAXES
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF
SHANNON M. CAIN, DECEASED;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; BARBARA
CAIN;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 10, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 123 AS PER PLAT OF THE ZEPHYRHILLS COLONY COMPANY LANDS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE RUN NORTH 560 FEET; THENCE WEST 340 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 80 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF TRACT 118 OF SAID ZEPHYRHILLS COLONY COMPANY LANDS; THENCE RUN WEST 210 FEET; THENCE SOUTH 80 FEET, MORE OR LESS, TO A POINT 210 FEET WEST OF THE POINT OF BEGINNING;

THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING.

a/k/a 37255 HANNAH LN, ZEPHYRHILLS, FL 33542-1832 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on April 09, 2026 beginning at 11:00 AM.

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; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 12 day of March, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010894
March 20, 27, 2026 26-00571P

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.

51-2024-CA-001223WS
THE BANK OF NEW YORK
MELLON AS TRUSTEE FOR
CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-17,
Plaintiff, vs.
BRENT DEGEORGE AND JANE
DEGEORGE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2025, and entered in 51-2024-CA-001223WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 is the Plaintiff and BRENT DEGEORGE; JANE DEGEORGE; MV REALTY PBC, LLC 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 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 143, HOLIDAY HILL ESTATES, UNIT FOUR, ACCORDING TO THE PLAT OR MAP RECORDED THEREOF IN PLAT BOOK 11, PAGES 55-56, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 10914 QUEENS ROAD, PORT RICHEY, FL 34668
Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 17 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
23-132449 - NaP
March 20, 27, 2026 26-00607P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.:
2025CA003021CAAXWS

**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
WESTLEY J. HOPPER A/K/A
WESTLEY HOPPER, et al.,
Defendants.**

TO:
WESTLEY J. HOPPER A/K/A WEST-
LEY HOPPER
3206 FAIRMOUNT DR, HOLIDAY,
FL 34691
UNKNOWN SPOUSE OF WESTLEY
J. HOPPER A/K/A WESTLEY HOP-
PER N/K/A WESTLEY HOPPER
3206 FAIRMOUNT DR, HOLIDAY,
FL 34691

YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on the
following described property:

LOT 1337, HOLIDAY LAKE
ESTATES UNIT SIXTEEN, AC-
CORDING TO PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 10, PAGE 128, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 on or before
APRIL 20, 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

WITNESS my hand and the seal of
this Court this 12 day of MARCH, 2026.

(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shawn Craig

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04032
March 20, 27, 2026 26-00570P

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-003020
**CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
NEW RESIDENTIAL MORTGAGE
LOAN TRUST 2020-RPL1,**

**Plaintiff, v.
CHRISTINA EMMONS, et al.,
Defendants.**

NOTICE is hereby given that Nikki
Alvarez-Sowles, Esq., Clerk of the Cir-
cuit Court of Pasco County, Florida, will
on April 23, 2026, at 11:00 a.m. ET, via
the online auction site at [www.pasco.
realforeclose.com](http://www.pasco.realforeclose.com) in accordance with
Chapter 45, F.S., offer for sale and sell to
the highest and best bidder for cash, the
following described property situated in
Pasco County, Florida, to wit:

Lot 47 of BEACON WOODS
VILLAGE ONE, according to
the plat thereof, as recorded in
Plat Book 10, on Page 148, of the
Public Records of Pasco County,
Florida.

Property Address: 8018 Wild
Flower Row, 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 en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagee, the Mort-
gagee or the Mortgagee's attorney.

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

SUBMITTED on this 13th 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
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
March 20, 27, 2026 26-00574P

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-003396

**CRYSTAL OLSON,
Plaintiff, vs.
PATRICK W. DANG A/K/A
PATRICK WILLIAM DANG;
ASHLY S. DANG; FREEDOM
MORTGAGE CORPORATION;
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
LONGLEAF A/K/A LONGLEAF
NEIGHBORHOOD ASSOCIATION,
INC., AND UNKNOWN TENANT(S)
IN POSSESSION,
Defendants.**

NOTICE IS HEREBY GIVEN
pursuant to Uniform Final Judgment of
Foreclosure dated MARCH 12, 2026,
and entered in Case No. CASE NO.
2025-CA-003396-WS of the Circuit
Court of the SIXTH Judicial Circuit,
in and for PASCO County, Florida,
CRYSTAL OLSON (hereinafter
"Plaintiff") is the Plaintiff, and PATRICK
W. DANG A/K/A PATRICK WILLIAM
DANG; ASHLY S. DANG; FREEDOM
MORTGAGE CORPORATION;
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
LONGLEAF A/K/A LONGLEAF
NEIGHBORHOOD ASSOCIATION,
INC., AND UNKNOWN TENANT(S)
IN POSSESSION, are Defendants. The
Clerk of Court will sell to the highest
and best bidder for cash in an on-line
sale at www.pasco.realforeclose.com
on MAY 11, 2026, AT 11:00 A.M. the
following described property as set

forth in said Final Judgment, to wit:
Lot 2, Block 1, LONGLEAF
PHASE ONE, according to the
map or plat thereof, as recorded
in Plat Book 37, Page(s) 140
through 147 of the Public Re-
cords of Pasco County, Florida.
Parcel Identification: 19-26-17-
0030-0100-0020

Commonly Known As: 3016
Alachua Place, New Port Richey,
Florida 34655

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

If you are a person with a disability
who needs accommodation to partici-
pate in this proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. Contact either the
Pasco County Customer Service Center,
8731 Citizens Drive, New Port Richey,
FL 34654, (727) 847-2411 (V), or the
Pasco County Risk Management Of-
fice, 7536 State Street, New Port Richey,
FL 34654, (727) 847-8028 (V), at least
seven days before your scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is fewer
than seven days. If you are hearing or
voice impaired, call 711.

Chad T. Orsatti, Esq.
Orsatti & Associates, P.A.
Florida Bar No. 0168130
2925 Alternate 19 North, Suite B
Palm Harbor, FL 34683
727-772-9060
chad@orsattilaw.com
March 20, 27, 2026 26-00573P

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-2145-WS
IN RE: ESTATE OF
GUNTER A. SCHENKER,
Deceased.

The administration of the estate of
GUNTER A. SCHENKER, deceased,
whose date of death was August 29,
2025, is pending in the Circuit Court
for Pasco County, Florida, Probate Divi-
sion, the address of which is 7530 Little
Road, New Port Richey, FL 34654. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands

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

The personal representative has no
duty to discover whether any prop-
erty held at the time of the decedent's
death by the decedent or the decen-
t's surviving spouse is property to
which the Florida Uniform Disposi-
tion 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 un-

der 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

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

Personal Representative:
VIRGINIA A. SCHENKER
4651 Coachman Rd.
New Port Richey, FL 34655
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 20, 27, 2026 26-00596P

FIRST INSERTION

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

CASE NO.: 2025CA003194
LENNAR MORTGAGE, LLC,
Plaintiff, vs.

HECTOR J. NIEVES SANTIAGO
A/K/A HECTOR J. NIEVES;
SHEILA ACOSTA; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on March 5, 2026 in Civil Case
No. 2025CA003194, of the Circuit Court
of the SIXTH Judicial Circuit in and for
Pasco County, Florida, wherein, LEN-
NAR MORTGAGE, LLC is the Plaintiff,
and HECTOR J. NIEVES SANTIAGO
A/K/A HECTOR J. NIEVES; SHEI-
LA ACOSTA; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PART-
IES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Nikki
Alvarez-Sowles, Esq. will sell to the
highest bidder for cash at [www.pasco.
realforeclose.com](http://www.pasco.
realforeclose.com) on May 5, 2026
at 11:00:00 AM EST the following
described real property as set forth in
said Final Judgment, to wit:

LOT 702, HOLIDAY GARDENS
ESTATES UNIT FOUR, AC-
CORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 12, 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.
IMPORTANT

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

Dated this 16 day of March, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-1114B
March 20, 27, 2026 26-00598P

FIRST INSERTION

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

CASE NO.:
2025CA003924CAAXWS
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE,

Plaintiff, vs.
LE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
ACTING SOLELY AS NOMINEE
FOR ORION LENDING, ITS
SUCCESSORS AND ASSIGNS;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

To the following Defendant(s):
UNKNOWN PERSON(S) IN POSSES-
SION OF THE SUBJECT PROPERTY
6421 STONE ROAD
PORT RICHEY, FLORIDA 34668
LONNETTE ALEXANDER
A/K/A LONNETTE DENISE FRA-
ZIER
(LAST KNOWN ADDRESS)
6421 STONE ROAD
PORT RICHEY, FLORIDA 34668
who are evading service of process and
the unknown defendants who may be
spouses, heirs, devisees, grantees,
assignees, lienors, creditors, trust-
ees, and all parties claiming an inter-
est by, through, under or against the
defendant(s), who are not known to be
dead or alive, and all parties having or
claiming to have any right, title or in-
terest in the property described in the
mortgage being foreclosed herein.

To the following Defendant(s):
UNKNOWN SPOUSE OF LON-
NETTE ALEXANDER
A/K/A LONNETTE DENISE FRA-
ZIER
(LAST KNOWN ADDRESS)
6421 STONE ROAD
PORT RICHEY, FLORIDA 34668

YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on the
following described property:
LOT 129, HOLIDAY HILL UNIT
SIX, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 10, PAGE 20,

OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
a/k/a 6421 STONE ROAD, PORT
RICHEY, FLORIDA 34668

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Ave-
nue, Suite D- 220, Sunrise, FLORIDA
33323 on or before APRIL 20TH,
2026, a date which is within thirty
(30) days after the first publication
of this Notice in the BUSINESS OB-
SERVER 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 de-
manded in the complaint.

This notice is provided pursuant to
Administrative Order 2010-045 PA/PI-
CIR "If you are a person with disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you the pro-
vision of certain assistance. Please con-
tact 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711."

WITNESS my hand and the seal of
this Court this March 13, 2026

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01332 ESX
March 20, 27, 2026 26-00572P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2024CA002344CAAXES

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

JOSE FRANCISCO GARCIA;
UNKNOWN SPOUSE OF JOSE
FRANCISCO GARCIA; ASHLEY
NOEL MUNDTY; UNKNOWN
SPOUSE OF ASHLEY NOEL
MUNDTY; PARKVIEW AT LONG
LAKE RANCH HOMEOWNERS
ASSOCIATION, INC.; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s).

NOTICE IS HEREBY GIVEN
pursuant to an Order dated March
9, 2026 entered in Civil Case No.
2024CA002344CAAXES 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 JOSE FRANCISCO
GARCIA; ASHLEY NOEL MUNDTY;
PARKVIEW AT LONG LAKE RANCH
HOMEOWNERS ASSOCIATION, INC.
are defendants, Nikki Alvarez-Sowles,
Esq., Clerk of Court, will sell the property
at public sale [www.pasco.realforeclose.
com](http://www.pasco.realforeclose.
com) beginning at 11:00 AM, on April 14,
2026 the following described property as
set forth in said Final Judgment, to-wit:

LOT 29, BLOCK 9 OF PARKVIEW
AT LONG LAKE RANCH PHASE
1B, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 84, PAGE(S) 146,

FIRST INSERTION

OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 19415 Monarch
Wind Way, Lutz, FL 33558

ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

THE COURT, IN ITS DISCRETION,
MAY ENLARGE THE TIME OF THE
SALE. NOTICE OF THE CHANGED
TIME OF SALE SHALL BE PUB-
LISHED AS PROVIDED HEREIN.

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 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.

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 Wainstein
Jordan Wainstein
FBN: 1039538
File No: 2390.000268
March 20, 27, 2026 26-00600P

FIRST INSERTION

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

CASE NO.: 2025 CA 002075
LAKEVIEW LOAN SERVICING,
LLC.,

Plaintiff, vs.
MARIELEN SARMIENTO;
FLORIDA HOUSING FINANCE
CORPORATION, A PUBLIC
CORPORATION; UNITED STATES
OF AMERICA-DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order
or Final Judgment. Final Judgment
was awarded on March 5, 2026 in
Civil Case No. 2025 CA 002075, of
the Circuit Court of the SIXTH Judi-
cial Circuit in and for Pasco County,
Florida, wherein, LAKEVIEW LOAN
SERVICING, LLC. is the Plaintiff, and
MARIELEN SARMIENTO; FLORIDA
HOUSING FINANCE CORPORATION,
A PUBLIC CORPORATION;
UNITED STATES OF AMERICA-
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; ANY AND
ALL UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO
ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS are Defendants.

The Clerk of the Court, Nikki
Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at [www.pasco.
realforeclose.com](http://www.pasco.
realforeclose.com) on April 16, 2026
at 11:00:00 AM EST the following
described real property as set forth in
said Final Judgment, to wit:

LOT 103 AND THE WEST 3.5
FEET OF LOT 102, EXECUTIVE
WOODS, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 19, PAGE(S) 99,
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.
IMPORTANT

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

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 SIXTH JUDICIAL CIRCUIT
 IN AND FOR PASCO COUNTY,
 FLORIDA
CASE NO.: 2025CA003259CAAXES
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
CARLOS MOREL, et al.,
Defendants.
 TO: Carlos Morel
 11906 Bristol Bridge Road
 Spring Hill, FL 34610
 Carlos Morel
 153 Town Center Blvd., Apt 4206
 Clermont, FL 34714
 Carlos Morel
 11954 Bristol Bridge Road
 Spring Hill, FL 34610
 Carlos Morel
 20080 Sabal Palm Ct., Apt. 307
 Land O' Lakes, FL 34638
 Carlos Morel
 2301 NW 115th St.
 Oklahoma City, OK 73120
 Carmen Morel
 11906 Bristol Bridge Road
 Spring Hill, FL 34610
 Carmen Morel
 153 Town Center Blvd., Apt 4206
 Clermont, FL 34714
 Carmen Morel
 11954 Bristol Bridge Road
 Spring Hill, FL 34610
 Carmen Morel
 20080 Sabal Palm Ct., Apt. 307
 Land O' Lakes, FL 34638
 Carmen Morel
 2301 NW 115th St.
 Oklahoma City, OK 73120
 Unknown Spouse of Juan Morel
 11906 Bristol Bridge Road
 Spring Hill, FL 34610
 Unknown Spouse of Juan Morel
 153 Town Center Blvd., Apt 4206
 Clermont, FL 34714
 Unknown Spouse of Juan Morel
 11954 Bristol Bridge Road
 Spring Hill, FL 34610
 YOU ARE HEREBY NOTIFIED that
 an action to foreclose a mortgage on the

following described property in Pasco
 County, Florida:
 Lot 42 as shown on plat entitled
 "CONNER CROSSING" and re-
 corded in Plat Book 88, Pages 48
 thru 52 of the Public Records of
 Pasco County, Florida.
 has been filed against you and you are
 required to serve a copy of your written
 defenses, if any, on Anthony R. Smith,
 Esquire, the Plaintiff's attorney, whose
 address is Tiffany & Bosco, P.A., 1201 S.
 Orlando Ave, Suite 430, Winter Park,
 FL 32789, on or before thirty (30) days
 from the date of first publication of this
 Notice, and file the original with the
 Clerk of this Court either before service
 on the Plaintiff's attorney or imme-
 diately thereafter; or a default will be
 entered against you for the relief de-
 manded in the complaint. DUE ON OR
 BEFORE APRIL 20TH, 2026
 If you are a person with a disability
 who needs any accommodation in order
 to participate in this proceeding, you
 are entitled, at no cost to you, to the pro-
 vision of certain assistance. Please con-
 tact either the Pasco County Customer
 Service Center, 8731 Citizens Drive,
 New Port Richey, FL 34654, (727) 847-
 2411 (V) of the Pasco County Risk Man-
 agement Office, 7536 State Street, New
 Port Richey, FL 34654, (727) 847-8028
 (V) at least 7 days before your scheduled
 court appearance, or immediately upon
 receiving this notification if the time
 before the scheduled appearance is less
 than 7 days; if you are hearing or voice
 impaired, call 711.
 IN WITNESS WHEREOF, I have
 hereunto set my hand and affixed the
 official seal of said Court at Pasco Coun-
 ty, Florida, this March 17, 2026
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave, Suite 430,
 Winter Park, FL 32789
 March 20, 27, 2026 26-00601P

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-001694-CAAX-WS
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
DANIEL RODRIGUEZ; BEACON
WOODS EAST HOMEOWNERS'
ASSN., INC.; BEACON WOODS
EAST MASTER ASSOCIATION,
INC.; THE ESTATES AND
RESERVE OF BEACON
WOODS PROPERTY OWNERS
ASSOCIATION, INC.; ANGELICA
RODRIGUEZ; UNKNOWN
TENANT
Defendants.
 NOTICE IS HEREBY GIVEN pursuant
 to an Order or Final Judgment entered
 in the above styled cause now pending
 in said court and as required by Florida
 Statute 45.031(2), NIKKI ALVAREZ-
 SOWLES, ESQ as the Clerk of the Cir-
 cuit Court shall sell to the highest and
 best bidder for cash electronically at
 www.pasco.realforeclose.com at 11:00
 AM on the 27 day of April, 2026, the
 following described property as set
 forth in said Final Judgment, to wit:
 LOT 79, THE ESTATES OF
 BEACON WOODS GOLF AND
 COUNTRY CLUB PHASE 5, AC-
 CORDING TO THE MAP OR
 PLAT THEREOF, AS RECORD-
 ED IN PLAT BOOK 30, PAGE
 104, OF THE PUBLIC RECORDS
 OF PASCO COUNTY, FLORIDA.
 PROPERTY ADDRESS: 8539
 CORAL CREEK LOOP, HUD-
 SON, FL 34667
 IF YOU ARE A PERSON CLAIM-
 ING A RIGHT TO FUNDS REMAIN-
 ING AFTER THE SALE, YOU MUST
 FILE A CLAIM WITH THE CLERK
 NO LATER THAN THE DATE THAT
 THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO
 FILE A CLAIM, YOU WILL NOT BE
 ENTITLED TO ANY REMAINING
 FUNDS. AFTER THE FUNDS ARE
 REPORTED AS UNCLAIMED, ONLY
 THE OWNER OF RECORD AS OF
 THE DATE OF THE LIS PENDENS
 MAY CLAIM THE SURPLUS.
 If you are a person with a disability
 who needs an accommodation in order
 to participate in this proceeding, you
 are entitled, at no cost to you, to the
 provision of certain assistance. Please
 contact: Public Information Dept.,
 Pasco County Government Center,
 7530 Little Rd., New Port Richey, FL
 34654; Phone: 727.847.8110 (voice)
 in New Port Richey, 352.521.4274, ext
 8110 (voice) in Dade City, Or 711 for the
 hearing impaired. Contact should be
 initiated at least seven days before the
 scheduled court appearance, or imme-
 diately upon receiving this notification
 if the time before the scheduled appear-
 ance is less than seven days. The court
 does not provide transportation and
 cannot accommodate such requests.
 Persons with disabilities needing trans-
 portation to court should contact their
 local public transportation providers
 for information regarding transporta-
 tion services.
 Dated this 11 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
 25-00738 - Bidder Number: 9180
 March 20, 27, 2026 26-00599P

FIRST INSERTION

KENTON COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS

The Board of Supervisors ("Board") of the Kenton Community Development
 District("District") will hold regular meetings for Fiscal Year 2026 at 11:00 a.m. at
 Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd.,
 Wesley Chapel, Florida 33544 on the following dates:
 April 3, 2026
 July 3, 2026
 The purpose of the meeting is for the Board to consider any business which may
 properly come before it. The meeting is open to the public and will be conducted
 in accordance with the provision of Florida law. The meeting may be continued to
 a date, time, and place to be specified on the record at the meeting. A copy of the
 agenda for the meeting may be obtained by contacting the offices of the District
 Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca
 Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting
 the District's website, https://kentonedd.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 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 20, 2026 26-00610P

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

SUBSEQUENT INSERTIONS

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-359
IN RE: ESTATE OF
MICHAEL MORIARTY
AKA MICHAEL R MORIARTY
AKA MICHAEL RICHARD
MORIARTY
Deceased.

The administration of the estate of Michael Moriarty aka Michael R Moriarty aka Michael Richard Moriarty, deceased, whose date of death was December 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Margaret D. Moriarty
Personal Representative
5625 Decatur Drive
New Port Richey, FL 34652
Rebecca C. Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
March 20, 27, 2026 26-00606P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/03/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 NMOO mobile home bearing vehicle identification number 323632 and all personal items located inside the mobile home. Last Tenant: Catherine Marie Johnson, Michael Anthony Grooms, William McAuliffe and Lisa May. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012.
March 20, 27, 2026 26-00608P

FIRST INSERTION

Notice of Public Sale

NOTICE IS HEREBY GIVEN THAT THE undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to With:
Unit-1073-Christine M Gilli
Tools, Equipment, etc.
The sale of property will be held at auction and advertised 4/03/26 and ending 4/10/26 online with www.Bid13.com.
Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.
Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.
March 20, 27, 2026 26-00609P

SECOND 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#1GC4K1E8XFF571828
by Todd Alan Grandberry and US Bank NA
2018 TEXAS PRIDE
VIN#7HCK2UGT2JB005104
by You are The Builder LLC, Todd Grandberry Member and Stearns Bank N A
2018 TOYOT
VIN#JTDKBRFU1J3068616
by Michael G Bobo, Michael Genia Bobo and Carvana LLC
March 13, 20, 2026 26-00521P

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#7KGT2C2V17NR003768
by 3 Wheel Rentals LLC, Reginald Bobo Member and Synchrony Bank
2022 VANDERHALL
VIN#7KGT2C2NR004069
by Alonzo Bobo Jr and Synchrony Bank
March 13, 20, 2026 26-00521P

THIRD 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, address, 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, 2026
CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Beverly Bray
March 6, 13, 20, 27, 2026 26-00476P

SECOND 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. 732.221, 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 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

SECOND 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. 732.221, 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 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: scott@sullivanlaw.com
and select the appropriate County name from the menu option
uslaw.com or e-mail legal@businessobserverfl.com
LEGAL NOTICE
IN THE BUSINESS OBSERVER

THIRD INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY
CASE NO.
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 SPEC-

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

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

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

OFFICE OF
NIKKI ALVAREZ-SOWLES, ESQ.
Clerk and Comptroller (SEAL) By: Deputy Clerk
/s/ Victor Fee Greco
Assistant State Attorney
Bar Number 1059751
March 6, 13, 20, 27, 2026 26-00475P

SECOND 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 de-

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

SECOND 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 732.221, 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:
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

SECOND INSERTION

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

A 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

SECOND 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-Sowles, 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

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



CALL 941-906-9386
and select the appropriate County name from the menu option
uslaw.com or e-mail legal@businessobserverfl.com
LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

THIRD 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 Twiggs 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 Twiggs 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. Twiggs 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

THIRD 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 Twiggs 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 Twiggs 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. Twiggs 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

SECOND 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)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
March 13, 20, 2026

26-00547P

FOURTH 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 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.L.C.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
March 13, 20, 2026

26-00562P

THIRD 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.

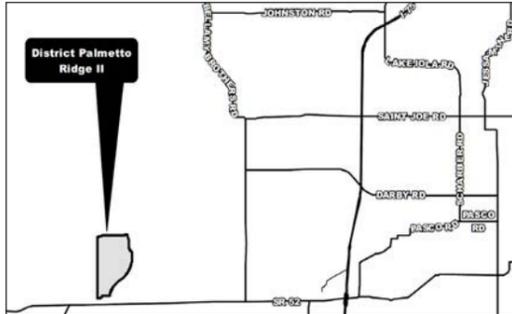
CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

March 6, 13, 20, 27, 2026

26-00473P

THIRD 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

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business Observer

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 ---

SECOND 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

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. 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:

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

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,

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.
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

SECOND INSERTION

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2025-CA-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 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 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 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 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

SECOND 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, samanthal@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 ---

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. 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: fmail@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

SECOND INSERTION

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

Case No. 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

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. 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

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. 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

SECOND 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

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. 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: fmail@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

SECOND INSERTION

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

CASE NO.: 2025-CA-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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP001777CPAXWS
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