

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Acacia Fields Community Development District will hold Ethics Training Workshop on April 14, 2026 at 9:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you 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 the appeal is to be based.

Acacia Fields CDD
Lisa Castoria, District Manager
March 27, 2026 26-00633P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Connerton East Community Development District will hold Ethics Training Workshop on April 14, 2026 at 9:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you 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 the appeal is to be based.

Connerton East CDD
Lisa Castoria, District Manager
March 27, 2026 26-00634P

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF
REGULAR MEETING OF THE BOARD OF SUPERVISORS OF
TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Talavera Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Wednesday, April 15, 2026 at 6:00 p.m. at the Talavera Amenity Center, located at 18955 Rocco Road, Spring Hill, FL 34610. The Audit Committee will review proposals, discuss and recommend an auditor to provide audit services to the District. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American 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 hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid 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 such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Sean Craft
District Manager
March 27, 2026 26-00674P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mitchell Ranch Community Development District will hold an Ethics Training Workshop on Tuesday, April 14, 2026 at 12:00 PM or immediately following the adjournment of the Copperspring CDD meeting at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588

The purpose of the workshop is to review ethics rules for public officials. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The workshop meeting may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you 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 the appeal is to be based.

Mitchell Ranch CDD
Sean Craft, District Manager
March 27, 2026 26-00673P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
NEW PORT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the New Port Corners Community Development District will hold Ethics Training Workshop on April 14, 2026 at 9:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you 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 the appeal is to be based.

New Port Corners CDD
Lisa Castoria, District Manager
March 27, 2026 26-00638P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the SageBrush Community Development District will hold Ethics Training Workshop on April 14, 2026 at 9:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you 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 the appeal is to be based.

SageBrush CDD
Lisa Castoria, District Manager
March 27, 2026 26-00639P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on March 27, 2026, to discuss agency business. The web address for the meeting is <https://bit.ly/3CiyYV8>. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Looor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.

March 27, 2026 26-00666P

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 27, 2026 26-00667P

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 COASTAL PALMS JUNK REMOVAL LLC located at 7205 Oakshire Drive in the City of Port Richey, Pasco, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of March, 2026.
Encanto Logistics LLC
March 27, 2026 26-00665P

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 emgenie located at 29564 sedgeway blvd 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 19th day of March, 2026.
Kuru LLC
March 27, 2026 26-00664P

FIRST INSERTION

NOTICE OF BOARD MEETING
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeshore Ranch Community Development District ("District") will hold a regular meeting of the Board of Supervisors on April 14, 2026, at 6:00 PM at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638.

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

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:30 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
March 27, 2026 26-00636P

FIRST INSERTION

Lakeshore Ranch Community Development District
Notice of meeting and public hearing on proposed community guidelines,
rental rates, rental deposits, and non-resident user fees

The Lakeshore Ranch Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees on Tuesday April 14, 2026 at 6:00 p.m. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., Land O' Lakes, FL 34638.

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

HOA Clubhouse Rental Rate	\$35/\$40
Resident/Member Activities Center Rate	\$200
Non-Resident/Member Activities Center Rate	\$900
Resident/Member Conference Room Rate	\$100
Non-Resident/Member Conference Room Rate	\$300
Resident/Member Combined Activities/Conference Rate	\$250
Non-Resident/Member Combined Activities/Conference Rate	\$1,200
Resident/Member Security Deposit	\$500
Non-Resident/Member Security Deposit	\$1,500
Non-Resident/Member Overage Fee	\$45 per 15 minutes

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

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

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager Jason Greenwood via the email above or via phone at 813-344-4844 Ext. 103 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

March 27, 2026 26-00637P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A A 1984 LEIS recreational vehicle bearing the vehicle identification number 1L9R38028E1013380 and all personal items, appliances, and fixtures contained therein. Last Tenant: Teryl Anne Havel, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Teryl Anne Havel, Unknown Party or Parties in Possession, Virginia Elizabeth Glazier, as possible Heir, and Janet Faye Kelly, as possible Heir. Sale to be held at: Landing RV Resort, 37400 Chancey Road, Zephyrhills, Florida 33541, Telephone: 813-783-1644.
Mar. 27; Apr. 3, 2026 26-00694P

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 Waffle Street located at 3233 Masonville Lp in the City of Holiday, Pasco, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of March, 2026.
Evelyn Reyes
March 27, 2026 26-00662P



--- PUBLICS ---

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on April 7, 2026, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager, at least forty-eight (48) hours before the meeting.

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

Lynne Mullins District Manager March 27, 2026 26-00635P

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Copperspring Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Tuesday, April 14, 2026 at 11:00 a.m. at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, FL 33588.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the American 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 hearing.

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

Sean Craft District Manager March 27, 2026 26-00669P

FIRST INSERTION

NOTICE OF BUDGET WORKSHOP MEETING FOR LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

The Board of Supervisors of the Lake Padgett Estates Independent Special District will hold a budget workshop on Wednesday, April 15, 2026 at 6:00 p.m. at the Lake Padgett Estates Stables Meeting Room located at 3614 Stable Ridge Lane, Lan O'Lakes, FL 34639.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting.

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

Lisa Castoria District Manager March 27, 2026 26-00672P

FIRST INSERTION

Notice of Budget Workshop Waters Edge Community Development District

The Waters Edge Community Development District will hold a budget workshop on Monday, April 13, 2026 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

The purpose of the workshop is to present general information as it relates to the District's Fiscal Year 2026/2027 Preliminary Budget. The workshop is open to the public and will be conducted in accordance with Florida law.

There may be occasions when a Board Supervisor may participate by telephone. At the above location will be present a speaker telephone, so that any Board Supervisor can attend the workshop at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation at this workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least five calendar days prior to the workshop.

Lisa Castoria District Manager March 27, 2026 26-00675P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on April 7, 2026, to discuss agency business. The web address for the meeting is https://bit.ly/3CtyYVS.

FIRST INSERTION

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Del Webb 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 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.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or via e-mail at lhayes@rizzetta.com.

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Lynn Hayes, by e-mail at lhayes@rizzetta.com. Proposals must be received by 12:00 p.m. on April 10, 2026.

Lynn Hayes District Manager March 27, 2026 26-00671P

FIRST INSERTION

NOTICE OF BUDGET WORKSHOP FOR COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Country Walk Community Development Districts will hold a budget workshop on Tuesday, April 14, 2026 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

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

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) 933-5571, at least 48 hours before the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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 27, 2026 26-00670P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Copperspring Community Development District will hold an Ethics Training Workshop on Tuesday, April 14, 2026 at 12:00 PM or immediately following the adjournment of the Copperspring CDD meeting at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The purpose of the workshop is to review ethics rules for public officials. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950.

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 the appeal is to be based.

Sean Craft, District Manager March 27, 2026 26-00668P

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

Case No. 2025CA003175CAAXWS Freedom Mortgage Corporation Plaintiff, vs. Courtney R. Barkley a/k/a Courtney Barkley; et al Defendants. TO: Thomas M Barkley Last Known Address: 12225 Saddle Strap Row, Hudson, FL 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 154, BEACON WOODS VILLAGE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 33, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 27, 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

demand in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on March 20, 2026. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk 2025-CA-3175-W5 Orlando F. Amador, Esquire Brock & Scott, PLLC., the Plaintiff's attorney 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F02816 Mar. 27; Apr. 3, 2026 26-00659P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000020TDAXXX

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

Certificate #: 1703504 Year of Issuance: 06/01/2018 Description of Property: 09-26-19-0010-0210N-0150 TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 21 LOT 15 OR 5417 PG 358 Name(s) in which assessed: RONALD J MITCHELL All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 30, 2026 at 10:00 am.

March 11, 20264 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 27; Apr. 3, 10, 17, 2026 26-00628P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000021TDAXXX

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

Certificate #: 1703567 Year of Issuance: 06/01/2018 Description of Property: 10-26-19-0010-0130N-0110 TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 13 LOT 11 RB 949 PG 1744 Name(s) in which assessed: JOHN RALPH HURD All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 30, 2026 at 10:00 am.

March 11, 20264 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 27; Apr. 3, 10, 17, 2026 26-00629P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000103TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2008279 Year of Issuance: 06/01/2021 Description of Property: 14-26-16-0100-00000-1360 ADVERSE POSSESSION FILED: CYPRESS LAKES UNIT 1 PB 27 PG 130-136 LOT 136 Name(s) in which assessed: JIPSON A ACOSTA VILLATORO All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 30, 2026 at 10:00 am.

March 11, 20264 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 27; Apr. 3, 10, 17, 2026 26-00611P

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

Case No. 2026CA000510CAAXWS Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eve Martini, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eve Martini, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

UNIT 22, BUILDING 27, SUNNYBROOK I, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 82 THROUGH 86 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED MARCH 25, 1985, IN OFFICIAL RECORDS BOOK 1402, PAGE 1636, AS CLERK'S INSTRUMENT NO. 139454 PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. has been filed against you and you are

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000018TDAXXX

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

Certificate #: 1703614 Year of Issuance: 06/01/2018 Description of Property: 10-26-19-0010-0260S-0120 TAMPA DOWNS RANCHETTES UNREC S1/2 SEC 26 LOT 12 DSCB AS W 65 FT OF E 405 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 OR 1171 PG 434 Name(s) in which assessed: FRANK R STAPE LORRAINE M STAPE All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 30, 2026 at 10:00 am.

March 11, 20264 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 27; Apr. 3, 10, 17, 2026 26-00626P

required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 27, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on March 20, 2026. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk 2026-CA-510WS

Julie York, Esquire Brock & Scott, PLLC., the Plaintiff's attorney 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F00024 Mar. 27; Apr. 3, 2026 26-00658P

--- TAX DEEDS ---

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000005TDAXXX
 That CONACHE LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2108915
 Year of Issuance: 06/01/2022
 Description of Property:
 29-26-19-0010-00000-4010
 HOLIDAY GARDENS UNIT 4
 PB 9 PG 126 LOT 401 OR 9757 PG 3248
 Name(s) in which assessed:
 TRI MINH TRUONG
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00616P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000003TDAXXX
 That ERVIN FREEMAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703568
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0130N-0120
 TAMPA DOWNS RANCHETTES
 UNREC N1/2 SEC 13 LOT 12 RB 949 PG 1744
 Name(s) in which assessed:
 JOHN RALPH HURD
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00614P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000013TDAXXX
 That CARLOS FONSECA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703564
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0120S-0130
 TAMPA DOWNS RANCHETTES
 UNREC N1/2 SEC 12 LOT 13 RB 811 PG 164
 Name(s) in which assessed:
 EDWARD D BOURDON
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00622P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000015TDAXXX
 That CARLOS FONSECA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703537
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0040N-0130
 TAMPA DOWNS RANCHETTES
 UNREC N1/2 SEC 4 LOT 13 OR 4986 PG 708
 Name(s) in which assessed:
 RORY VANDINE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00624P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000019TDAXXX
 That JENNIFER DOERING, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703503
 Year of Issuance: 06/01/2018
 Description of Property:
 09-26-19-0010-0210N-0140
 TAMPA DOWNS RANCHETTES
 UNREC N1/2 SEC 21 LOT 14 OR 5417 PG 356
 Name(s) in which assessed:
 RONALD J MITCHELL
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00627P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000014TDAXXX
 That CARLOS FONSECA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703556
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0110S-0100
 TAMPA DOWNS RANCHETTES
 UNREC S1/2 SEC 11 LOT 10 RB 757 PG 1282
 Name(s) in which assessed:
 DAVID A MILLOY
 MARABELLE L MILLOY
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00623P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000001TDAXXX
 That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2101357
 Year of Issuance: 06/01/2022
 Description of Property:
 06-26-21-0060-00R00-0000
 CHAPEL CREEK PHASE 1A PB 62 PG 134 POR OF TRACT R DESC AS S89DEG11'33"E 217.58 FT TO POB TH S89DEG11'33"E 407 FT TH ALG ARC CV L RAD 480 FT CHD BRG & DIST S11DEG04'55"W 244.39 FT TH ALG ARC CV R RAD 550 FT CHD BRG & DIST S02DEG08'32"E 29.27 FT TH ALR ARC CV R RAD 20 FT CHD BRG & DIST S38DEG59'46"W 25.50 FT TH S78DEG36'35"W 25.53 FT TH S78DEG36'35"W 108.24 FT TH AL ARC CV R RAD 975 FT CHD BRG & DIST S84DEG18'17"W 193.51 FT TH W 21.34 FT TH N 340.26 FT TO POB
 Name(s) in which assessed:
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00612P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000006TDAXXX
 That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2105674
 Year of Issuance: 06/01/2022
 Description of Property:
 23-24-16-0300-00000-0220
 SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 COM AT A POINT ON NORTH LINE OF SAID LOT 8 LYING N89DG 55' 20"E 564.35 FT FROM NW COR OF SAID LOT 8 FOR POB TH N89DG 55' 20"E 50 FT TH S00DG 04' 40"E 78.96 FT TH S89DG 55' 20"W 50 FT TH N00DG 04' 40"W 78.96 FT TO POB AKA LOT 22 SLY 15 FT THEREOF RESERVED FOR ROAD R/W;TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS & EGRESS OR 5098 PG 1786
 Name(s) in which assessed:
 JOHN R BETZ
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00617P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000004TDAXXX
 That FRANROSA CERTIFICATES LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2104469
 Year of Issuance: 06/01/2022
 Description of Property:
 06-25-17-0510-00000-4700
 LAKEWOOD ACS NO 6 UNREC PLAT TR 470 DSCB AS: COM NW COR SEC TH S00DG 49MIN 38"W ALG W LN 1901.03FT TH S 89DG 23MIN 34"E 225FT TH S00DG 49MIN 38"W 3100.76FT TH S71DG 56MIN 33"E 309.58FT TH S89DG 49MIN 07"E 1193.90FT TO POB TH S89DG 49MIN 07"E 100FT TH S00DG 49MIN 38"W 100FT TH N89 DG 49MIN 07"W 200FT TH N00DG 49MIN 38"E 200FT TO POB OR 1096 PG 1430
 Name(s) in which assessed:
 ANTHONY DEFELICE
 VENNERRA DEFELICE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00615P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000002TDAXXX
 That TWO CENTS INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2103539
 Year of Issuance: 06/01/2022
 Description of Property:
 09-25-18-0000-02300-0000
 COM AT INTERSECTION OF EAST LN OF W1/2 OF SW1/4 OF SEC & SLY R/W LN SR NO 52 TH NWLY ALG SAID SLY R/W LN 700 FT FOR POB TH NWLY ALG SAID SLY R/W LN 130 FT TH SOUTH PARALLEL TO EAST LN OF W1/2 OF SW1/4 OF SEC 350 FT TH SELY TO POINT BEING 350 FT SOUTH OF POB TH NORTH 350 FT TO POB
 Name(s) in which assessed:
 THOMAS F BARRETT
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00613P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000016TDAXXX
 That CARLOS FONSECA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1700984
 Year of Issuance: 06/01/2018
 Description of Property:
 33-24-21-0040-00H00-0030
 SUWANNE PARK PB 3 PG 18 LOT 3 BLOCK H OR 4097 PG 1169
 Name(s) in which assessed:
 JOHN E RUMBOUGH TRUST
 JOHN E RUMBOUGH TRUSTEE
 KENDRA RUMBOUGH TRUSTEE
 TRUST AGREEMENT OF JOHN E RUMBOUGH CREATED UNDER AGREEMENT DATED MARCH 29, 1990
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00625P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000022TDAXXX
 That ADAM THOMAS CAZZOLLA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1700984
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0050S-0060
 TAMPA DOWNS RANCHETTES
 UNREC PLAT S1/2 SEC LOT 6 OR 825 PG 76
 Name(s) in which assessed:
 MORLEY R LINSOCOTT
 ANTHONY J AMITRANO
 EVANGELINE LINSOCOTT
 MORLEY R AND
 EVANGELINE LINSOCOTT
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00630P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000011TDAXXX
 That CARLOS FONSECA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703563
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0120N-0110
 TAMPA DOWNS RANCHETTES
 UNREC LOT 11 NORTH 1/2 SEC 12 DESC AS EAST 65.00 FT OF WEST 470.00 FT OF SOUTH 1/2 OF NORTH 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 EXC SOUTH 25.00 FT FOR RD R/W OR 1397 PG 964
 Name(s) in which assessed:
 WILLIAM NASH
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00620P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000012TDAXXX
 That CARLOS FONSECA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703594
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0160S-0100
 TAMPA DOWNS RANCHETTES
 UNREC S1/2 SEC 16 LOT 10 OR 5923 PG 1
 Name(s) in which assessed:
 EUDICE G LORGE TRUSTEE
 EUDICE G LORGE LIVING TRUST DATED OCTOBER 5, 1999
 EUDICE G LORGE LIVING TRUST
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00621P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000007TDAXXX
 That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2101043
 Year of Issuance: 06/01/2022
 Description of Property:
 25-25-21-0030-00000-0110
 HEATHER PARK UNIT 2 UNREC PARCEL 11 DESC AS EAST 330.78 FT OF SOUTH 263.40 FT OF NORTH 790.20 FT OF SW1/4 OF NE1/4 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS WEST 15.00 FT THEREOF
 Name(s) in which assessed:
 ISAAC J JENKINS
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00618P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000008TDAXXX
 That JADA WALKER, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703598
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0160S-0140
 TAMPA DOWNS RANCHETTES
 UNREC S1/2 SEC 16 LOT 14 OR 5923 PG 1
 Name(s) in which assessed:
 EUDICE G LORGE LIVING TRUST
 EUDICE G LORGE LIVING TRUST DATED OCTOBER 5, 1999
 EUDICE G LORGE TRUSTEE OR HER SUCCESSOR IN TRUST
 EUDICE G LORGE TRUSTEE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00619P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000024TDAXXX
 That JACQUELIN ELIZABETH MEDINA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1703527
 Year of Issuance: 06/01/2018
 Description of Property:
 09-26-19-0010-0250S-0070
 TAMPA DOWNS RANCHETTES
 UNREC S1/2 SEC 25 LOT 7 DESC AS WEST 65.00 FT OF EAST 515.00 FT OF S1/2 OF S1/2 OF SE1/4 OF SE1/4 OF SE1/4 OR 2009 PG 202 OR 5910 PG 1762
 Name(s) in which assessed:
 SHIRLEY C PRINCE
 SHIRLEY C PRINCE AS TRUSTEE
 TRUST OF SHIRLEY C PRINCE, SETTFLOR, DATED FEBRUARY 12, 2004
 THE WALTER E PRINCE AND SHIRLEY C PRINCE LIVING TRUST
 WALTER E PRINCE, DECEASED AS CO-TRUSTEE
 SHIRLEY C PRINCE AS CO-TRUSTEE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 30, 2026 at 10:00 am.
 March 11, 20264
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00631P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000293TDAXXX
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2109304
 Year of Issuance: 06/01/2022
 Description of Property:
 34-26-16-0000-00500-0041
 COM AT NE COR OF LOT 56 CHELSEA PLACE UNIT TWO-A PB 28 PGS 119-124 TH ALG NLY EXT OF WLY R/W LINE OF DAVENPORT DR ALG CV L RAD 275.00 FT CHD N18DEG26'02"W 11.25 FT TH N19DEG36'22"W 175.66 FT TH S70DEG23'38"W 150.00 FT TH N49DEG47'04"W 197.29 FT TH N00DEG23'38"E 275.00 FT TO S BDY OF MITCHELL BLVD PHASE K (PARCEL B REV) PER OR 1639 PGS 219-222 TH S89 DEG36'22"E 76.53 FT TH S00DEG 23'38"W 30.04 FT TO POB TH S89DEG36'22"E 8.00 FT TH S00DEG23'38"W 8.00 FT TH N89DEG36'22"W 8.00 FT TH N00DEG23'38"E 8.00 FT TO POB A/K/A MONOPOLE ADVERTISING DISPLAY OR 3371 PG 1861
 Name(s) in which assessed:
 CHELSEA PROPERTIES INC
 CARL A MINIERI REGISTERED AGENT
 WYNDHAM INVESTMENT CORP
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 16, 2026 at 10:00 am.
 March 18, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 March 27, 2026
 26-00632P

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


--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1923
IN RE: ESTATE OF
MICHAEL JOHN GARRETT,
Deceased.

The administration of the estate of Michael John Garrett, deceased, whose date of death was April 2, 2025, File Number 2025-CP-1923, 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 has been served must file their claims within 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

Personal Representative:**Suzanne Jane Garrett**26712 Hickory Loop,
Lutz, Florida 33559

Attorney for Personal Representative:

Cameron G. Woodward, Esquire

Florida Bar Number: 1015591

WOODWARD, PIRES & LOMBARDO,
P.A.

606 Bald Eagle Drive, Suite #500

Marco Island, Florida 34145

Telephone Number: (239) 394-5161

Primary E-Mail:

cawoodward@wpl-legal.com

Secondary E-Mail:

aelbe@wpl-legal.com

Mar. 27; Apr. 3, 2026

26-0654P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-226
IN RE: ESTATE OF
NANCY RYAN
AKA NANCY RYAN-SCHIPPER
AKA NANCY SCHIPPER
Deceased.

The administration of the estate of Nancy Ryan a/k/a Nancy Ryan-Schipper aka Nancy Schipper, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:**Brian O'Donoghue**

2755 Windwood Drive, Unit 22

Mississauga, Ontario L5N 2C8, Canada

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

Mar. 27; Apr. 3, 2026

26-00650P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000634CPAXES
IN RE: ESTATE OF
CLAUDIA BARBOSA CRUZ,
Deceased.

The Administration of the Estate of Claudia Barbosa Cruz, deceased, whose date of death was July 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 34656-0338. 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.

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

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

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

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

Personal Representative:**/s/ Henry M. Carrillo Meneses****Henry M. Carrillo Meneses**

Attorney for Personal Representative:

/s/ Alexis B. Diaz

ALEXIS BUCOLO DIAZ, ESQ.

BUCELO DIAZ LAW PLLC

2645 Executive Park Drive, Suite 643

Weston, FL 33331

Telephone: (954) 399-1910

Email Address:

adiaz@bucelodiaz.com

Florida Bar No. 86918

Mar. 27; Apr. 3, 2026

26-00647P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-375
IN RE: ESTATE OF
JAMES J. DYKSTRA
AKA JAMES JAY DYKSTRA
Deceased.

The administration of the estate of James J. Dykstra aka James Jay Dykstra, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:**Karen P. Dykstra**

9213 Thiess Drive

Hudson, WI 54016

Rebecca C. Bell

Attorney for Personal Representative

Email Address:

rebecca@delzercoulter.com

Florida Bar No. 0223440

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

Mar. 27; Apr. 3, 2026

26-00648P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-262
IN RE: ESTATE OF
RICHARD L. GARBER
Deceased.

The administration of the estate of Richard L. Garber, deceased, whose date of death was January 30, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:**Richard H. Garber**

1093 Tanney Lane

Hudson, WI 54016

Wayne R. Coulter

Attorney for Personal Representative

Email Address:

info@delzercoulter.com

rebecca@delzercoulter.com

Florida Bar No. 114585

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

Mar. 27; Apr. 3, 2026

26-00649P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002021ES
IN RE: ESTATE OF
Carolyn Francis Newton
Deceased.

The administration of the estate of Carolyn Francis Newton, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:**Chaz Newton**

37306 Hickory Hill Lane

Dade City, Florida 33525

Attorney for Personal Representative:

Nancy McClain Alfonso, Esquire

Florida Bar Number: 845892

ALFONSO HERSCH

Post Office Box 4

Dade City, Florida 33526-0004

Telephone: (352) 567-5636

E-Mail: eserve@alfonsohersch.com

Secondary: jerrrod@alfonsohersch.com

Mar. 27; Apr. 3, 2026

26-00645P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2151
Division Probate
IN RE: ESTATE OF
MARK A. NORTON
Deceased.

The administration of the estate of Mark A. Norton, deceased, whose date of death was November 30, 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 27, 2026.

Personal Representative:**Alan Norton**

924 Shasta Road

Venice, Florida 34293

Attorney for Personal Representative:

T. Thomas Shirley, Attorney

Florida Bar Number: 154581

Dunkin & Shirley, P.A.

170 West Dearborn Street

Englewood, Florida 34223

Telephone: (941) 474-7753

Fax: (941) 475-1954

E-Mail: tom@dunkinshirley.com

Mar. 27; Apr. 3, 2026

26-00651P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000376CPAXES
Division Probate 44-E
IN RE: ESTATE OF
EARLE WILBUR MOSLEY III
Deceased.

The administration of the estate of EARLE WILBUR MOSLEY III, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 27, 2026.

Personal Representative:**SHAYN A. SPINGLER**

515 Orchard Ave.

Langhorne, PA 19047

Attorney for Personal Representative:

DANIEL T. FLEISCHER, ESQ.

Attorney

Florida Bar Number: 301700

7805 SW 6TH COURT

PLANTATION, FL 33324

Telephone: (954) 888-1747

E-Mail: daniel@411probate.com

Secondary E-Mail:

parplegal@411probate.com

Mar. 27; Apr. 3, 2026

26-00652P

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP000634CPAXES
IN RE: ESTATE OF
CLAUDIA BARBOSA CRUZ,
Deceased.

The Administration of the Estate of Claudia Barbosa Cruz, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The Estate is intestate.

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

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

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

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or

--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 512026CA000077CAAXES
Freedom Mortgage Corporation
Plaintiff, vs.
Nakita Demtra Nedd a/k/a Nakita Nedd; et al
Defendants.
TO: Maurice Antwaun Nedd a/k/a Maurice A. Nedd and Unknown Spouse of Maurice Antwaun Nedd a/k/a Maurice A. Nedd
Last Known Address: 6052 Sand Key Lane, Wesley Chapel, FL 33545

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

LOT 42, IN BLOCK 3, OF EPPERSON NORTH VILLAGE E-3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 118, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 27, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED on March 20, 2026.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan
As Deputy Clerk
2026-CA-77-ES

Orlando F. Amador, Esquire
Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02798
Mar. 27; Apr. 3, 2026 26-00657P

FIRST INSERTION

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

CASE NO. 2026CA000301CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF FINANCE OF AMERICA RMF MASTER TRUST,
Plaintiff, vs.
ROY J. SHANNON, JR., et. al.
Defendant(s),
TO: ROY J. SHANNON, JR., UNKNOWN SPOUSE OF ROY J. SHANNON, JR.,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 36, BLOCK 2, MEADOW POINTE PARCEL 2 UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE(S) 111, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 4/27/2026 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

If you are a person with a disability who needs 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 March 19, 2026.

(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Pagan Ramirez
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-377940
Mar. 27; Apr. 3, 2026 26-00643P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 2026CA000278CAAXWS
Data Mortgage Inc., dba Essex Mortgage
Plaintiff, vs.
Jayna D. Leitze a/k/a Jayna Leitze; et al
Defendants.
TO: Unknown Spouse of Jayna D. Leitze a/k/a Jayna Leitze
Last Known Address: 7814 Burnham Dr, Port Richey, FL 34668

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

LOT 2263, REGENCY PARK UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 43 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 27, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED on March 20, 2026.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan
As Deputy Clerk
2026-CA-278-ES

Julie York, Esquire
Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01649
Mar. 27; Apr. 3, 2026 26-00656P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2019-CA-003778-WS
ONEMAIN FINANCIAL GROUP, LLC,
Plaintiff, -vs-
MIGUEL A. PEREZ A/K/A MIGUEL PEREZ; MARITZA PEREZ A/K/A MARITZA B. PEREZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 11, 2026, entered in the above-captioned action, Case No. 2019-CA-003778-WS, the Clerk of the Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.pasco.realforeclose.com, on April 27, 2026, the following described property as set forth in said final judgment, to-wit:

LOT 48, HUNTERS RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 118 THROUGH 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 9323 Via Segovia, New Port Richey, FL 34655

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT

TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 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. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this March 18, 2026.
WEITZ & SCHWARTZ, P.A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
Mar. 27; Apr. 3, 2026 26-00661P

FIRST INSERTION

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

CASE NO. 2024CA001830CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
SAUNDRA K PRISER A/K/A SAUNDRA KAYE PRISER A/K/A SAUNDRA K GILLEY A/K/A SAUNDRA GILLEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 12, 2026 in Civil Case No. 2024CA001830CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Sandra K Priser a/k/a Sandra Kaye Priser a/k/a Sandra K Gilley a/k/a Sandra Gilley, 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 15th day of April, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 28, TURTLE LAKES UNIT 5, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 141 through 144, 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
24-09065FL
Mar. 27; Apr. 3, 2026 26-00641P

FIRST INSERTION

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

CASE NO. 2025CA002132CAAXES
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,,
Plaintiff, vs.
ANDRES ALVAREZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2025 in Civil Case No. 2025CA002132CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, is Plaintiff and Andres Alvarez, 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 15th day of April, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 90, Block 16, MIRADA, PARCEL 21-1, according to the plat thereof, as recorded in Plat Book 79, Pages 111 through 114, inclusive, 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
25-12518FL
Mar. 27; Apr. 3, 2026 26-00640P

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CC003894AXES
DIVISION: 6-C

WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff, v.
MILAGROS CABRERA, LUIS M. DOMINGUEZ, UNKNOWN TENANT,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2025, and Amended Final Judgment of Foreclosure entered in Case No. 2024CC003894AXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, MILAGROS CABRERA, LUIS M. DOMINGUEZ and UNKNOWN TENANT are the Defendants, that I will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, Pasco County, Florida, at 11:00 A.M. on the 29TH day of April 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 352, of WINDING RIDGE PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 83, Page 23, of the Public Records of Pasco County, Florida and all amendments thereto.
Street Address: 3086 Hollow Hickory Place, Wesley Chapel, FL 33543.

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.

Name of Clerk Making the Sale: Nikki Alvarez-Sowles, Clerk of the Court

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

WASSERSTEIN, P.A.
301 Yamato Road
Suite 2199
Boca Raton, Florida 33431
Tel.: (561) 288-3999
Primary E-Mail:
danw@wassersteinpa.com
By: /s Daniel Wasserstein
DANIEL WASSERSTEIN, ESQ.
Florida Bar No. 42840
Mar. 27; Apr. 3, 2026 26-00660P

FIRST INSERTION

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

Case No: 2023CP001619CPAXES
IN RE: ESTATE OF PATRICIA ANN COURTWRIGHT Deceased.

The administration of the estate of Patricia Ann Courtwright deceased, whose date of death was June 3, 2022, File Number 2023CP001619CPAXES, 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, 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 has been served must file their claims within 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 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.

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 27, 2026.

Personal Representative:
Diane I. Ruppert
3049 Bright Dr.
Holiday, FL 34691
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
ryan@FLprobatesolutions.com
Mar. 27; Apr. 3, 2026 26-0653P

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

Case No: 2023CP001619CPAXES
IN RE: ESTATE OF PATRICIA ANN COURTWRIGHT Deceased.

The administration of the estate of Patricia Ann Courtwright deceased, whose date of death was June 3, 2022, File Number 2023CP001619CPAXES, 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, 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 has been served must file their claims within 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 SO 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 27, 2026.

Personal Representative
Eli A. Courtwright
2604 New Banner Lane
Herndon, Virginia 20171
Attorney for Personal Representative:
Eric Yankwitt, Esquire
FBN: 24557
2800 W. State Road 84, Suite 118
Fort Lauderdale, Florida 33312
Telephone: 954-449-4368
Facsimile: 954-507-6748
Email: yankwittlawfirm@gmail.com
Mar. 27; Apr. 3, 2026 26-0655P

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 Therapy with Edal located at 21525 Northwood Dr in the City of Lutz, Pasco, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of March, 2026.
Edalmayrs Bradford
March 27, 2026 26-00684P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDACASE NO.: 2025-CA-000646
PENNYMAC LOAN SERVICES,
LLC,Plaintiff, v.
COREY L. OLSON A/K/A COREY
LEE OLSON, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on May 5, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

PARCEL 1:
Parcel 10, being a portion of Lot 4, Block C, of GULF COAST ACRES ADDITION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and as described as follows:

For a Point of reference, commence at the Southwest corner

of said Lot 4, Block C, of GULF COAST ACRES ADDITION; run thence North 0 degrees 12 minutes 02 seconds East, along the Westerly boundary of said Lot 4, a distance of 521.32 feet for a Point of Beginning; from said Point of Beginning, continue North 0 degrees 12 minutes 02 seconds East, 260.66 feet; thence North 89 degrees 44 minutes 20 seconds East, 161.06 feet; thence South 0 degrees 11 minutes 30 seconds West, 260.59 feet; thence South 89 degrees 42 minutes 39 seconds West, 161.10 feet to the Point of Beginning.

The East 25.00 feet thereof being reserved for ingress and egress and for drainage and/or utilities purposes.

PARCEL 2:
Being a portion of Lot 3, Block C, of GULF COAST ACRES ADDITION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and described as follows:

Beginning at the Southeast corner of Lot 3, of Plot C, Section

24, Township 24 South, Range 16 East, known as Gulf Coast Acres, Pasco County, Florida. Run thence North 522 feet to a Point of Beginning, thence North 261 feet, thence West 161 feet 3 inch thence South 261 feet, thence East 161 feet 3 inch to a Point of Beginning.

Subject to road right of way on West side (road right of way and electrical).
Property Address: 15609 Becky Lane, Hudson, FL 34667

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

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

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

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

SUBMITTED on this 24th 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

Mar. 27; Apr. 3, 2026 26-00688P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTYGENERAL JURISDICTION
DIVISION
CASE NO. 2025CA004193CAAXWSPENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

MONIQUE SAVAGE A/K/A

MONIQUE RENEE SAVAGE A/K/A

MONIQUE R. SAVAGE, et al.,
Defendant.

To: WAYNE DUMA A/K/A WAYNE D.

DUMA

5906 W ALLIE LN

HOMOSASSA FL 34446

LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage covering the following real and personal

property described as follows, to-wit:

LOT 1, BLOCK G, UNIT 4, CAPE

CAY, ACCORDING TO THE MAP

OR PLAT THEREOF RECORDED

IN THE OFFICE OF THE

CLERK OF CIRCUIT COURT,

PASCO COUNTY, FLORIDA,

PLAT BOOK 7, PAGE 52.

AND

PORTION OF LOT 37, BLOCK

F, CAPE CAY, UNIT THREE, AS

SHOWN ON PLAT RECORDED

IN PLAT BOOK 7, PAGE 83 OF

THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA BEING

MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-

EAST CORNER OF SAID LOT

37, ALSO BEING THE INTER-

SECTION OF THE SOUTH-

ERLY RIGHT-OF-WAY LINE

OF FAIR LANE AND THE

WESTERLY RIGHT-OF-WAY

LINE OF DIXIE HIGHWAY AS

NOW ESTABLISHED; THENCE

RUN SOUTH 25 DEGREES 39

MINUTES 00 SECONDS WEST,

153.66 FEET ALONG SAID

WESTERLY RIGHT-OF-WAY

LINE TO THE POINT OF BE-

GINNING; THENCE CONTINUE

ALONG SAID WESTERLY

RIGHT-OF-WAY LINE SOUTH

25 DEGREES 39 MINUTES 00

SECONDS WEST, 41.90 FEET TO

THE SOUTHERLY BOUNDARY

LINE OF SAID CAPE CAY UNIT

THREE, THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89 DEGREES 09 MINUTES 30 SECONDS WEST, 11.17 FEET; THENCE NORTH 25 DEGREES 39 MINUTES 00 SECONDS EAST, 41.90 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, 11.17 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before April 27, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 23rd day of March, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF COURT

OF PASCO COUNTY

As Clerk of the Court

(SEAL) BY: /s/ Shakira Ramirez Pagan

Deputy Clerk 2025-CA-4193-WS

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

25-15648FL

Mar. 27; Apr. 3, 2026 26-00680P

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. 2019CA004191CAAXES

WILMINGTON SAVINGS

FUND SOCIETY, FSB, D/B/A

CHRISTIANA TRUST, NOT

INDIVIDUALLY BUT AS TRUSTEE

FOR PRETIUM MORTGAGE

ACQUISITION TRUST,

Plaintiff, vs.

WILMINGTON SAVINGS

FUND SOCIETY, FSB, D/B/A

CHRISTIANA TRUST, NOT

INDIVIDUALLY BUT AS TRUSTEE

FOR PRETIUM MORTGAGE

ACQUISITION TRUST.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH 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 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 10 AND 11, BLOCK 28,
MOORE'S FIRST ADDITION TO
THE TOWN OF ZEPHYRHILLS,
AS PER PLAT RECORDED IN
PLAT BOOK 1, PAGE 57, PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.Property Address: 4734 16TH ST,
ZEPHYRHILLS, FL 33542

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 23 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.com19-387656 - MiM
Mar. 27; Apr. 3, 2026 26-00687P

FIRST INSERTION

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

CASE No.: 2024-CC-006843

DISASTER RECOVERY PROS,

LLC, a Florida limited liability

company,
Plaintiff, v.

ROBERT KOZELKA and LISA

KOZELKA, husband and wife,
Defendants.

Notice is hereby given that pursuant to the Second Amended Final Judgment

entered in the above entitled cause in the County Court of Pasco County,

Florida, Nichole "Nikki" Alvarez-Sowles, Clerk of the Circuit Court will sell the property located in Pasco

County, Florida described as:

Street Address: 9010 Maiden

Lane, Hudson, FL, USA

Parcel ID: 01-24-16-0050-

00000-0090

Legal Description: Lots 9 and 10,

Lake Baywood, according to the

map or plat thereof as recorded

in Plat Book 5, Page 120, Public

Records of Pasco County, Florida;

Beginning at the 1/4 Section

corner of the West line of Section 1,

Township 24 South, Range 16

East, Pasco County, Florida,

running North for a distance of

165.0 feet then East for a distance

of 124.90 feet then South a distance

of 165.0 feet then West 124.90 feet to the POINT OF

BEGINNING.

at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com, beginning at 11:00 a.m. on April 16, 2026.

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.

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

7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification

if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated: March 27, 2026

/s/ Jason S. Lambert

Jason S. Lambert, Esq.,

FL Bar No. 101121

Ryan P. Sullivan, Esq.,

FL Bar No. 124534

HILL WARD HENDERSON

101 E. Kennedy Blvd., Suite 3700

Tampa, FL 33602

T: (813) 221-3900 | F: (813) 221-2900

jason.lambert@hwlaw.com

ryan.sullivan@hwlaw.com

jessica.lovins@hwlaw.com

jill.kuty@hwlaw.com

Counsel for Plaintiff

Mar. 27; Apr. 3, 2026 26-00678P

FIRST INSERTION

NOTICE OF SALE PURSUANT
TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2023CA000154CAAXES

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY, BUT

SOLELY AS OWNER TRUSTEE

FOR BRAVO RESIDENTIAL

FUNDING TRUST 2021-NQM1,
Plaintiff, v.STANLEY A. MERRELL, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 23, 2024 and entered in Case No. 2023CA000154CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein CARRIE E. MERRELL AND STANLEY A. MERRELL, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on May 18, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 136, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 50, PAGE 98, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 24815 PORTOFINO DRIVE, LUTZ, FL 33559 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114230

Any E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042

Jimmy Edwards, Esq.

FL Bar No.: 81855

Rebecca E. Smith, Esq.

FL Bar No.: 1069865

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000272
IN RE: ESTATE OF
DAVID THOMAS STECKEL,
a/k/a DAVID T. STECKEL,
a/k/a DAVID T. STECKEL
Deceased.

The administration of the estate of DAVID THOMAS STECKEL, a/k/a DAVID T. STECKEL, a/k/a DAVID T. STECKEL, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, Ste 104, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

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

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

Personal Representative:
ROBIN LANGENFELDER
1301 Burleigh Rd
Lutherville, Maryland 21093
Attorney for Personal Representative:
Michael D. Cavanis
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavanis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 393-5418
E-Mail: eservice2@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
Mar. 27; Apr. 3, 2026 26-00689P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-001188

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOANNE HUGHLEY, et al. Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reset Foreclosure sale entered on March 19, 2026, and the Final Judgment of Foreclosure entered on August 25, 2025, in Case No. 2024-CA-001188, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, JOANNE HUGHLEY, UNKNOWN SPOUSE OF JOANNE HUGHLEY, CITY OF CLEARWATER, FLORIDA, BEXLEY HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A MATT GAINNEY and UNKNOWN TENANT #2 N/K/A CORRIE GAINNEY, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 23rd day of April 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK Y, BEXLEY SOUTH PARCEL 4 PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 31 THROUGH 61, INCLUSIVE, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 16334 FREHLEY RUN, LAND O LAKES, FL 34638

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 19th day of March 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Bar No: 73863

SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Ste. 302, Boca Raton, FL 33431, E-mail: pleadings@sokrem.com, Counsel for Plaintiff
Mar. 27; Apr. 3, 2026 26-00682P

FIRST INSERTION

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

Case No. 26-CC-1773

XQ13, LLC, a Florida limited liability company, Plaintiff, v.

FLORIDA NO. 10921 LAND TRUST, By: APEX LAND HOLDINGS, LLC, as Trustee, Defendant.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 17, 2026 in Case No. 26-CC-1773 in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein XQ13, LLC, a Florida limited liability company is the Plaintiff and Florida No. 10921 Land Trust, By: Apex Land Holdings, LLC is the Defendant. The Clerk of the Court will sell to the highest bidder for cash at www.pasco.realforeclose.com on April 22, 2026 at 11:00 a.m. the following described real property:

Lot 493 HOLIDAY HILL ESTATES UNIT FOUR, according to the map or plat thereof as recorded in Plat Book 11, Page 55, of the Public Records of Pasco County, Florida

More commonly known as: 10921 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 before the clerk reports the surplus as unclaimed.

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

Dated this 18th day of March, 2026
/s/ Adam J. Knight
Adam J. Knight, Esq.
Knight Firm LLC
503 E. Jackson St.
Suite 235
Tampa, FL 33602
Telephone: 813.358.1144
aknight@knightfirm.com
Fla. Bar. No. 69400
Attorney for Plaintiff
Mar. 27; Apr. 3, 2026 26-00679P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP000258CPAXES
IN RE: Estate of
EDWARD RICHARD STEVENSON,
a/k/a EDWARD R. STEVENSON,
a/k/a EDWARD STEVENSON,
Deceased.

The administration of the estate of EDWARD RICHARD STEVENSON, a/k/a EDWARD R. STEVENSON, a/k/a EDWARD STEVENSON, deceased, whose date of death was JANUARY 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 27, 2026.

Personal Representative:
CHRISTINE FELTWELL
5312 Suncatcher Drive
Wesley Chapel, FL 33545
Attorney for Personal Representative:
C. BLAKE HOLTZHOWER,
ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar No. 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Mar. 27; Apr. 3, 2026 26-00690P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2026-CP-0148-WS
IN RE: ESTATE OF
SANDRA L. BROOKS a/k/a
SANDRA LENORA BROOKS
Deceased.

The administration of the estate of Sandra L. Brooks a/k/a Sandra Lenora Brooks, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026CP000181CPAXES
IN RE: Estate of
LARRY ROBERT BRULE,
a/k/a LARRY R. BRULE,
a/k/a LARRY BRULE
Deceased.

The administration of the estate of LARRY ROBERT BRULE, a/k/a LARRY R. BRULE, a/k/a LARRY BRULE, deceased, whose date of death was JULY 17, 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 ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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 27, 2026.

Personal Representative:
NICOLE MARIE LINDO,
f/k/a NICOLE MARIE BRULE
1907 Oak Knoll Lane NW
Rochester, MN 55901
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar No. 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Mar. 27; Apr. 3, 2026 26-00691P

FIRST INSERTION

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

2025CA002588CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF HOMES 2023-NQM2 TRUST Plaintiff(s), vs.

MORAIMA PEREZ CARBALLO; JENNIFER G PENA

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 13, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of April, 2026 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 88 OF THE UNRECORDED SUBDIVISION OF LEISURE BEACH, UNIT TWO, PASCO COUNTY, FLORIDA. A TRACT OF LAND LYING IN THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; RUN THENCE SOUTH 89°47'02" WEST ALONG THE NORTHERLY BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 51.02 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SIGNAL COVE, UNIT TWO, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 1° 21' 02" WEST ALONG THE EASTERLY BOUNDARY OF SAID SIGNAL COVE, UNIT TWO, A DISTANCE 1223.45 FEET; THENCE DUE WEST 800.03 FEET; THENCE DUE NORTH 123.0 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE WEST 100.0 FEET; THENCE NORTH 60.0 FEET;

THENCE EAST 100.0 FEET; THENCE SOUTH 60.0 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS: LOT 88, LEISURE BEACH, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43 AND 44, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 12739 3rd Isle, Hudson, FL 34667

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

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
TDP File No. 25-001655-2
Mar. 27; Apr. 3, 2026 26-00681P

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.:

2025CA001745CAAXWS
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. FREDERICK COMBS; UNKNOWN SPOUSE OF FREDERICK COMBS; KIMBERLY ANKENY-COMBS; FAIRWAY OAKS HOMEOWNER'S ASSOCIATION INC.; THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION INC.; CROSS RIVER BANK; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 10th day of March 2026, in Case No.: 2025CA-001745CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, is the Plaintiff and FREDERICK COMBS; UNKNOWN SPOUSE OF FREDERICK COMBS; KIMBERLY ANKENY-COMBS; FAIRWAY OAKS HOMEOWNER'S ASSOCIATION INC.; THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION INC.; CROSS RIVER BANK; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 21st day of April 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 523, PRESERVE AT FAIRWAY OAKS UNIT FOUR, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 23 THROUGH 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 13743 BRYNDLEWOOD CT, HUDSON, FL 34669

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

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

Dated this 23rd day of March 2026.
By: Paris A. Roach
Paris A. Roach, Esq.
Bar Number: 1028751
Copies sent to:
DELUCIA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
SERVICE@delucialawgroup.com
25-06552-1
Mar. 27; Apr. 3, 2026 26-00676P

What makes public notices in newspapers superior to other forms of notices?

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

03/2027_V2

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 2025CA003314CAAXWS LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. SAMANTHA ILENE NEILSON AND DAVID M. NEILSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 20, 2026, and entered in 2025CA003314CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and SAMANTHA ILENE NEILSON; DAVID M. NEILSON 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1
A PORTION OF TRACT 383 OF THE UNRECORDED HIGHLANDS BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, GO THENCE S 88° 54' 06" W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.00 FEET; THENCE N 00° 00' 06" E., A DISTANCE OF 3645.00 FEET; THENCE S 46° 09' 41" E., A DISTANCE OF 836.23 FEET TO THE POINT OF BEGINNING; THENCE RUN N 58° 28' 17" E., 140.08 FEET; THENCE S 44° 45' 27" E., 350.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMAS BOULEVARD; THENCE S 45° 14' 33" W., 127.00 FEET ALONG SAID NORTHERLY RIGHT-

OF-WAY LINE; THENCE N 46° 09' 41" W., 382.17 FEET TO THE POINT OF BEGINNING. TOGETHER WITH MOBILE HOME JACFL21913A AND JAC-FL21913B
Property Address: 17519 THOMAS BLVD, HUDSON, FL 34667

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 20 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
25-293644 - MiM
Mar. 27; Apr. 3, 2026 26-00686P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 2025CA004080CAAXWS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CHARLES L. GROSS A/K/A CHARLES GROSS; UNKNOWN SPOUSE OF CHARLES L. GROSS A/K/A CHARLES GROSS; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SUNNOVA TE MANAGMENT LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

TO: CHARLES L. GROSS A/K/A CHARLES GROSS AND UNKNOWN SPOUSE OF CHARLES L. GROSS A/K/A CHARLES GROSS
LAST KNOWN ADDRESS: 3024 ASTRAL LN, HOLIDAY, FL 34691
ALSO ATTEMPTED AT: 25330 KENT ST., GREENSBORO, MD 21639

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

LOT 2604, BEACON SQUARE UNIT 21B, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 3024 Astral Ln, Holiday, FL 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before APRIL 27, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney

or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521- 4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this March 24, 2026

CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Pagan Ramirez
FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102974-F00
Mar. 27; Apr. 3, 2026 26-00685P

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 Spark Hive located at 29564 Sedge-way Blvd 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 19th day of March, 2026.
Kuru LLC
March 27, 2026 26-00663P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512025CP000315CPAXWS
IN RE: The Estate of ADAM JASON POZNIAK, Deceased.

The administration of the estate of ADAM JASON POZNIAK, deceased, whose date of death was 7/12/2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representatives: TAMRA POZNIAK - PR
7123 Jeanne Avenue
Hudson, FL 34667
(352) 345-7498

SPIEGEL LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991;
Fax (727) 221-7066
email: SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376
Mar. 27; Apr. 3, 2026 26-00693P

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD INSERTION

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

2026DR001050DRAXWS
IN RE: THE MARRIAGE OF: BREIDY LAILENY GARCIA LAZO, Petitioner/Wife, and EDWIN OMAR GALVEZ SANCHEZ, Respondent/Husband.
TO: EDWIN OMAR GALVEZ SANCHEZ
Last known Address: 5009 Timberlan St., Tampa, FL 33624. (Whereabouts Unknown)

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before 04/13/2026, and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter.

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

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

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

Dated this March 10, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
By: Beverly Bray
Deputy Clerk
March 13, 20, 27; April 3, 2026 26-00537P

--- PUBLICS / ESTATE ---

SECOND 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 E.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

SECOND INSERTION

Notice of Public Sale
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to 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 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

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

SECOND 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. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

Q&A

What is a public notice?

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

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

To publish your legal notice Email: legal@businessobserverfl.com

OFFICIAL COURTHOUSE WEBSITES

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

SUBSEQUENT INSERTIONS

FOURTH 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

SAVE TIME

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

Business Observer

PUBLISH YOUR LEGAL NOTICE

Email
legal@businessobserverfl.com

Business Observer

SECOND 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 Bochenki, 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

SECOND 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

SECOND 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

SECOND 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 26-00569V

SECOND 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

SECOND 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-

SECOND 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
Florida Bar No. 235911
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
March 20, 27, 2026 26-00577P

--- ESTATE ---

SECOND 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

SECOND 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 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 the estate of the decedent, 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) 443-1294
Attorney for Personal Representative
March 20, 27, 2026 26-00589P

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

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:
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

SECOND 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

SECOND 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, ACCORDING 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

SECOND 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;

SECOND INSERTION

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

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.

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

SECOND INSERTION

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 ---

SECOND 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 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 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

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-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 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 enti-
tled 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

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-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 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 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-

SECOND INSERTION

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

SECOND INSERTION

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

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 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
1100-114B
March 20, 27, 2026 26-00598P

SECOND 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

SECOND 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 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,

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

SECOND INSERTION

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

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 Ju-
dicial 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 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 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
1184-2651B
March 20, 27, 2026 26-00597P

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

FOURTH 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

FOURTH 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

FOURTH INSERTION

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

2024DP000110DPAXES IN THE INTEREST OF: J.D. DOB: 8/20/2017, H.D. DOB: 11/12/2014, MINOR CHILDREN

TO: Jason Delmont, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: J.D. born on 8/20/2017 and H.D. born on 11/12/2014. You are hereby commanded to appear on April 7, 2026, at 3:00 PM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING.

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

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

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

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

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

/s/ Victor Fee Greco
Assistant State Attorney
Bar Number 1059751
March 6, 13, 20, 27, 2026

26-00475P

SECOND 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
Carlos 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 recorded 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 immediately thereafter; or a default will be entered against you for the relief demanded 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 provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 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

SECOND INSERTION

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

CASE NO.: 51-2025-CA-001694-CAAX-WS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DANIEL RODRIGUEZ; BEACON WOODS EAST HOMEOWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; THE ESTATES AND RESERVE OF BEACON WOODS PROPERTY OWNERS ASSOCIATION, INC.; ANGELICA RODRIGUEZ; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 8539 CORAL CREEK LOOP, HUDSON, FL 34667

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 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

FOURTH 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.

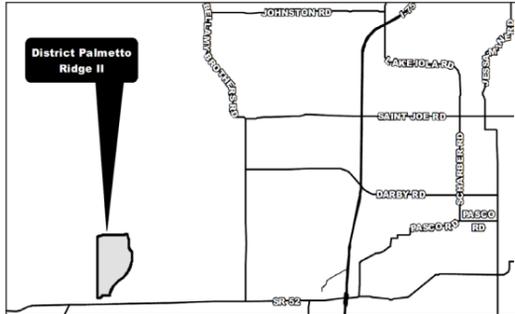
CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

March 6, 13, 20, 27, 2026

26-00473P

FOURTH 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