

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a Regular Meeting and an Audit Committee Meeting on April 21, 2026 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it.

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

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

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

April 3, 2026 26-00718P

FIRST INSERTION

UNION PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BUDGET WORKSHOP

Union Park Community Development District will hold a Budget Workshop on April 15, 2026, at 6:00 p.m. at the Residence Inn Wesley Chapel, 2867 Lajuana Blvd. Wesley Chapel, FL.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2026/2027 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda and budgets may be obtained from the District Coordinator, via email at Margarett@Hikai.com, Phone (813)565-4663, during normal business hours or from the District's website at www.unionparkdcd.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley
District Manager
April 3, 2026 26-00719P

FIRST INSERTION

NOTICE

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

RESOLUTION NO. 867-26

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION."

The public hearing will be held on April 13, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the resolution is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed resolution or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

*PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105
April 3, 2026 26-00726P

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 Parkside Collections located at 7289 Talamore Dr in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of March, 2026.
Emerald Heart Holdings LLC
April 3, 2026 26-00723P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Trip Pros located at 400 N Tampa St Ste 1550 PMB 265198, in the County of Pasco, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 29th day of March, 2026.
TRIP PROS TRAVEL AGENCY LLC
April 3, 2026 26-00720P

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 Cash Buyers Over The Rock located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pasco, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of March, 2026.
PSL Jireh Ventures LLC
April 3, 2026 26-00722P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/17/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 BARR mobile home bearing vehicle identification numbers FLFL2AF303308554 and FLFL2BF303308554 and all personal items located inside the mobile home. Last Tenant: Karen Lee Brooks. Sale to be held at: Imperial Oaks MHC, 11440 Causeway Boulevard, New Port Richey, Florida 34654, 727-856-4980.

April 3, 10, 2026 26-00739P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 520.46 acres to serve the residential subdivision project known as The Meadows at Two Rivers Preserve. The project is located in Hillsborough, Pasco County, Section(s) 1,6,7,12,31,36, Township 27,26 South, Range 20,21 E. The permit applicant is EPGI, LLC 111 S Armenia Ave, Suite 201 Tampa, FL 33609. The Permit No. is 43034872.004.

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

NOTICE OF RIGHTS

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

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

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

April 3, 2026 26-00738P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Zebra build and design located at 13823 Gene Rossi Ave, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 26th day of March, 2026.
Eileen Johnson
April 3, 2026 26-00721P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Marco Group, LLC, 4148 Louis Ave, Holiday, FL 34691, desiring to engage in business under the fictitious name of Marco Sealing Solutions, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 3, 2026 26-00725P

FIRST INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

Unit S01 - G. MCDADE JR.
Unit WH01 - S. McReynolds
Unit C12 - S. McReynolds
Unit C09 - S. McReynolds
Unit P07 - S. McReynolds
Unit S13 - S. McReynolds
Unit WH10 - R. Moody
Unit J10 - K. Hatin
Unit K04 - A. Mercier

SALE NOTICE
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE April 18, 2026 AT OR AFTER: 11:00 A.M.
April 3, 10, 2026 26-00737P

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 2291768 ONTARIO located at 4350 SUNSTATE DRIVE in the City of NEW PORT RICHEY, Pasco, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of March, 2026.
MARY HALL
April 3, 2026 26-00724P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-CP-000040
IN RE: ESTATE OF
DIANE MCFARLAND,
Deceased.

The administration of the estate of Diane McFarland, deceased, Case No: 26-CP-000040, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representatives 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, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) 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 persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, 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 WILL BE FOREVER BARRED.

The date of first publication of this notice is April 3, 2026.

JESSICA TRUJILLO,
Personal Representative

/s/ Derek T. Matthews
Derek T. Matthews, Esquire
Fla. Bar No: 1000992
David H. Page, Esquire
Fla. Bar No: 1049323
Kaitlyn N. Norris, Esquire
Fla. Bar No.: 1044518
Daniel A. Alvarez, Esquire (of counsel)
Fla. Bar No. 54475
Matthews Law & Associates
1091 E Brandon Blvd.
Brandon, Florida 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioners
April 3, 10, 2026 26-00714P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026-CP-000176
IN RE: ESTATE OF
JUDY E. STANALAND
Deceased.

The administration of the estate of Judy E. Stanaland, deceased, whose date of death was December 6, 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 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 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.

The date of the first publication of this Notice is April 3, 2026.

Personal Representative;
Josh Stanaland

31285 Mango Fade Way
San Antonio, Florida 33576
Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
April 3, 10, 2026 26-00730P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000301
Division PROBATE
IN RE: ESTATE OF
BETTY FINGERLE
Deceased.

The administration of the estate of BETTY FINGERLE, deceased, whose date of death was December 9, 2025; File Number 2026-CP-000301, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: April 3, 2026.

MICHAEL FINGERLE
Personal Representative

3832 Muirfield Ct.
Palm Harbor, FL 34685
WILLIAM K. LOVELACE,
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave3
Clearwater, Florida 33756
Telephone: 727-446-1036
April 3, 10, 2026 26-00712P

FIRST INSERTION

NOTICE TO CREDITORS
RE: JOYCE C. TALLMAN, Deceased
TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled CHARLES W. & JOYCE C. TALLMAN LIVING TRUST, dated MAY 16, 1996, died on March 04, 2026. The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS
ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

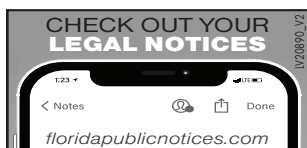
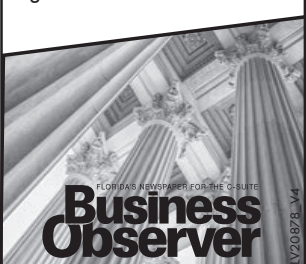
The date of the first publication of this Notice is April 3, 2026.

Ronald G. Tallman, Trustee
32572 Greenwood Loop
Wesley Chapel, FL 33545
April 3, 10, 2026 26-00715P

**PUBLISH
YOUR
LEGAL NOTICE**

Call 941-906-9386
and select the
appropriate County name
from the menu option

or email
legal@businessobserverfl.com



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000124
IN RE: ESTATE OF
SANDRA LOUISE PATANA
Deceased.

The administration of the estate of Sandra Louise Patana, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:

Glen A. Patana
5701 Voorhees Lane
Holly Springs, North Carolina 27540
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
April 3, 10, 2026 26-00709P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF SIXTH
JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
Case No.: 51-2025-CP-002123
IN RE: The Estate of
Marie Veronica Klausch
Deceased 09/22/2025

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of MARIE VERONICA KLAUSCH, 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, Dade City, FL 33523. The name and address of the Personal Representative are set forth below.

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

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

All other 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.

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

The date of first publication of this notice is April 3, 2026.

James J Klausch,

Personal Representative
31011 Warder Street
San Antonio, FL 33576
NATHAN D. BREWER, ESQ.
Attorney for the
Personal Representative
Florida Bar No.: 574023
Brewer Law Firm, P.A.
5537 Gall Blvd.
Zephyrhills, Florida 33542
Telephone: (813) 549-4529
Email: nate@brewerlawfirm.com
Alt Email:
athena@brewerlawfirm.com
April 3, 10, 2026 26-00705P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, STATE OF
FLORIDA, IN AND FOR PASCO
COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-000398
IN RE: ESTATE OF
CHARLES JEFFERSON
GALLOPS, JR.
Deceased.

The administration of the estate of CHARLES JEFFERSON GALLOPS, JR., deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2026-CP-000398; 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, including unmaturing, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS April 3, 2026.

Petitioner

SHEILA M. TABONE
255 SW Phillips Cir
Lake City, FL 3202
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
April 3, 10, 2026 26-00711P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP000444CPAXES
Division I
IN RE: ESTATE OF
STEVEN MICHAEL BUBNACK
Deceased.

The administration of the estate of STEVEN MICHAEL BUBNACK, deceased, whose date of death was February 25, 2026, 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. 732.221, 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 April 3, 2026.

Personal Representative:

CHRISTINE CABRERA
36128 Aulbach Lane
Zephyrhills, FL 33541
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
April 3, 10, 2026 26-00707P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP000372CPAXES
Division J
IN RE: ESTATE OF
GREGG ABBOTT BYXBEE
Deceased.

The administration of the estate of GREGG ABBOTT BYXBEE, 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 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. 732.221, 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 April 3, 2026.

Personal Representative:

OWEN MEAD
36330 Santeelah Drive
Zephyrhills, FL 33541
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
April 3, 10, 2026 26-00708P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, STATE OF
FLORIDA, IN AND FOR PASCO
COUNTY
PROBATE DIVISION
Case No.: 2026CP000241CPAXES
IN RE: Estate of
PHILIP PETER COATES, a/k/a
PHILIP P. COATES, a/k/a
PHILIP COATES,
Deceased.

The administration of the estate of PHILIP PETER COATES, a/k/a PHILIP P. COATES, a/k/a PHILIP COATES, deceased, whose date of death was NOVEMBER 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:

ROBYN A. RUGGLES
3210 Fox Ridge Boulevard
Wesley Chapel, FL 33543
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
April 3, 10, 2026 26-00713P

FIRST INSERTION

NOTICE OF SALE
IN THE 6th JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA

Case No. 2025CA003497
21ST MORTGAGE CORPORATION,
Plaintiff, vs.
DENNIS LEPAGE; UNKNOWN
SPOUSE OF DENNIS LEPAGE;
HERNANDO HMA LLC DBA
BAYFRONT HEALTH SPRING
HILL; and UNKNOWN
TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 5, 2026, entered in Case No. 2025CA003497 of the Circuit Court in and for Pasco County, Florida, wherein DENNIS LEPAGE, HERNANDO HMA LLC DBA BAYFRONT HEALTH SPRING HILL, and UNKNOWN TENANT are the Defendants, that Nikki Alvarez-Sowles, Esq., the Clerk of Court, will sell to the highest and best bidder for cash, in an online sale at www.pasco.realforeclose.com, on May 4, 2026 at 11:00 AM, the following described real property as set forth in the Final Judgment:

Legal: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE SOUTH 00°14'07" EAST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 409.91 FEET THENCE GO SOUTH 64°35'45" WEST, A DISTANCE OF 160.00 FEET THENCE GO SOUTH 25°24'15" EAST A DISTANCE OF 310.00 FEET; THENCE GO NORTH 64°35'45" EAST, A DISTANCE OF 160.00 FEET

THENCE GO NORTH 25°24'15" WEST, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 1983 PALM HARBOR 26X76 MOBILE HOME, BEARING SERIAL NO.: PH18360ABFL
NOTICE 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.

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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770

By: /s/ Leslie S White
Leslie S. White, for the firm
Florida Bar No. 521078
Dean, Mead, Egerton, Bloodworth,
Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
callender@deanmead.com
April 3, 10, 2026 26-00734W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT, IN AND FOR
PASCO, FLORIDA.

CASE NO.
2023CA004281CAAXWS
SUN WEST MORTGAGE
COMPANY, INC.,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF CATHERINE MCLEOD
AKA CATHERINE QUEVEDO AKA
CATHERINE SARAH MCLEOD,
DECEASED, et al.,
Defendants

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CATHERINE MCLEOD AKA CATHERINE QUEVEDO AKA CATHERINE SARAH MCLEOD, DECEASED
4005 WOODSVILLE DR
NEW PORT RICHEY, FL 34652
UNKNOWN SPOUSE OF DANIEL BROWN
3201 GRIFFIN ROAD, SUITE 100
FORT LAUDERDALE, FL 33312
4005 WOODSVILLE DR
NEW PORT RICHEY, FL 34652
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: LOT 1995, BEACON SQUARE, UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 10, PAGE(S) 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before MAY 4TH, 2026 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this March 30, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
Shakira Ramirez Pagan
Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(23-001670-01)
April 3, 10, 2026 26-00701P

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. 2019 CA 001161

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE
INVESTORS TRUST, MORTGAGE
LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-FF1,
Plaintiff, vs.
DAVID R. VOGEL A/K/A DAVID
VOGEL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, 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 20th day of April, 2026 at 11:00 AM

on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 651, BEAR CREEK SUBDIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 135 THROUGH 137, 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
19-00487FL
April 3, 10, 2026 26-00703P

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026CP000180CPAXWS
IN RE: ESTATE OF
Florice D. Luitlth
Deceased.

The administration of the estate of Florice D. Luitlth, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38063 Live Oak Ave., Suite 207, Dade City FL 33523, with mailing address of 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 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 April 3, 2026.

Mark L. Luitlth
Personal Representative
 Douglas E. Hoover Mark L. Luitlth
 Attorney for Personal Representative
 Fla. Bar No. 177535
 6660 N. High Street 2E
 Worthington, OH 43085-2537
 Telephone: 614-436-1001
 Email: diggerhoov@aol.com
 April 3, 10, 2026 26-00710P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026CP000217CPAXWS
IN RE: ESTATE OF
DANIEL CRAIG WILLIAMS
a/k/a DANIEL C. WILLIAMS
a/k/a DANIEL WILLIAMS
Deceased.

The administration of the estate of Daniel Craig Williams, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, 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, 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 April 3, 2026.

Benjamin Williams
Personal Representative:
 1049 Mallard Avenue
 Jordan, MN 55352
 Attorney for Personal Representative:
 Mark A Rothman
 E-mail Addresses:
 info@yourprobatesource.co,
 info@orceai.com
 Florida Bar No. 968609
 3632 Land O'Lakes Blvd., #106-21
 Land O'Lakes, FL 34639
 Telephone: (855) 727-7279
 April 3, 10, 2026 26-00716P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026-CP-439
IN RE: ESTATE OF
DEBORAH GIVENS AKA
DEBORAH ANN GIVENS
Deceased.

The administration of the estate of DEBORAH GIVENS AKA DEBORAH ANN GIVENS, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:
ERIN GRIMES
 6122 Maple Wood Dr.
 New Port Richey, FL 34653
 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
 April 3, 10, 2026 26-00717P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 512026CP000390CPAXES
Division I
IN RE: ESTATE OF
JUERGEN ROLAND WINKLER
Deceased.

The administration of the estate of JUERGEN ROLAND WINKLER, deceased, whose date of death was January 31, 2026, 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. 732.221, 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 April 3, 2026.

Personal Representative:
STEPHEN D. CARLE
 P.O. Box 548
 Zephyrhills, FL 33539-0548
 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
 April 3, 10, 2026 26-00706P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE
 6TH JUDICIAL CIRCUIT,
 IN AND FOR PASCO COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2026CP000412CPAXES
IN RE: ESTATE OF
PATRICIA ANN PRETTYMAN,
Deceased.

The administration of the estate of PATRICIA ANN PRETTYMAN, Deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

MICHELLE DISANO,
Personal Representative
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 2501 Hollywood Blvd. Suite 206
 Hollywood, Florida 33020
 Telephone: (954)767-3399
 Fax: (305) 945-2905
 Primary Email:
 Scott@srblawyers.com
 Secondary Email:
 angelica@srblawyers.com
 April 3, 10, 2026 26-00727P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026-CP-428
IN RE: ESTATE OF
EDWARD DEGRAW JR.
AKA EDWARD D. DEGRAW JR.
Deceased.

The administration of the estate of Edward DeGraw Jr. aka Edward D. DeGraw Jr., deceased, whose date of death was November 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. 732.221, 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 April 3, 2026.

Victoria Larson
Personal Representative
 7132 Gulf Breeze Circle
 Hudson, FL 34667
 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
 April 3, 10, 2026 26-00728P

FIRST INSERTION

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

CASE NO.: 2025 CA 000732
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, VS.

EDWIN ANTHONY MORALES
A/K/A EDWIN MORALES;
JANET MORALES; LAKESIDE
COMMUNITY ASSOCIATION,
INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2; 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,
DEWISEES, GRANTEEES, 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 24, 2026 in Civil Case No. 2025 CA 000732, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and EDWIN ANTHONY MORALES A/K/A EDWIN MORALES; JANET MORALES; LAKESIDE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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, DEWISEES, GRANTEEES, 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 May 13, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 22, OF LAKESIDE PHASE 4, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 78, PAGE 91, 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 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 25th 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
 1184-2548B
 April 3, 10, 2026 26-00696P

Prepared by: McMichael Taylor Gray, LLC

Record and Return to:
 McMichael Taylor Gray, LLC
 3550 Engineering Drive, Suite 260
 Peachtree Corners, GA 30092
 File No. FL2025-00447

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 13, 2009, a certain Mortgage was executed by SANDRA LIPPERT as mortgagor(s) in favor of WORLD ALLIANCE FINANCIAL CORP., as mortgagee and was recorded on March 11, 2009, in Book 8038, Page 774 in the Official Records of Pasco County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated November 25, 2015, and recorded on December 29, 2015, in Book 9303, Page 3959 in the Official Records of Pasco County, Florida; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the property ceases to be the principal residence of a Borrower for reasons other than death and the property is not the principal residence of at least one other Borrower, and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 16, 2025, is \$319,373.20; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27,

FIRST INSERTION

subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on March 11, 2026 in Book 11379, Page 3061, notice is hereby given that on May 5, 2026 at 2:00 P.M., EDT local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 738, WOODWARD VILLAGE UNIT 2-A, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 22, PAGES 40 - 41.

Commonly known as: 13214 Wagner Dr., Hudson, FL 34667
 The sale will be held at the front entrance to the Pasco County East Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523.

The Secretary of Housing and Urban Development will bid \$334,677.85.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$33,467.78 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$33,467.78 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that

are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are ten-

dered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$334,677.85 as of May 5, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: March 17, 2026
 Annalise Hayes DeLuca, Esq.,
 FBN:116897

MCMICHAEL TAYLOR GRAY, LLC
 Foreclosure Commissioner
 3550 Engineering Drive, Suite 260
 Peachtree Corners, GA 30092
 Phone: 404.474.7149
 Fax: 404.745.8121
 Email: ServiceFL@mtglaw.com
 STATE OF Florida
 COUNTY OF Broward
 The foregoing instrument was acknowledged before me this 17 day of March, 2026, by Annalise Hayes DeLuca who is/are personally known to me, or who has/have produced ___ as identification. [Seal]
 Cynthia Riggins
 Notary Public
 Apr. 3, 10, 17, 2026 26-00697P

--- 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. 2025CA003913CAAXES Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David M. Jeffery a/k/a David Michael Jeffrey a/k/a David Michael Jeffrey, Deceased; Darleen Yvonne Jeffrey a/k/a Darlene Y. Jeffery a/k/a Darleen Hagan Defendants.

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

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

LOT 34, STUDENT ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2004 MOBILE HOME VIN# PH0914828AFPL AND PH0914828BFL; TITLE# 97698304 AND 9768349.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es-

quire, 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 3, 2026.

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

Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 25-F03495
April 3, 10, 2026 26-00732P

FIRST INSERTION

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

CASE NO. 2025CA002938CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A, Plaintiff, vs.

MARK A. FINNEY; CHRISTINE M. FINNEY; PASCO COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: UNKNOWN TENANT NO. 1
6733 BONNIE BLUE DR
WESLEY CHAPEL, FL 33544
TO: UNKNOWN TENANT NO. 2
6733 BONNIE BLUE DR
WESLEY CHAPEL, FL 33544
TO: CHRISTINE FINNEY
6733 BONNIE BLUE DR
WESLEY CHAPEL, FL 33544
TO: MARK FINNEY
6733 BONNIE BLUE DR
WESLEY CHAPEL, FL 33544

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

LOT 12, WESLEY CHAPEL ACRES, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 00°54'09" EAST ALONG THE WEST SECTION LINE FOR 1600 FEET TO A POINT OF BEGINNING; THENCE ALONG THE SAME LINE FOR 264.37 FEET (M.O.L.) TO THE CENTER OF CYPRESS CREEK; THENCE ALONG THE CENTER OF THE CREEK SOUTH 79°05'58" EAST, FOR A DISTANCE OF 312.54 FEET; THENCE CONTINUE ALONG CENTER OF CREEK SOUTH 49°50'43" EAST, FOR A DISTANCE OF 118.95 FEET; THENCE

SOUTH 33°45'27" WEST, FOR A DISTANCE OF 154.73 FEET; THENCE NORTH 89°58'47" WEST, FOR A DISTANCE OF 316 FEET TO THE POINT OF BEGINNING. SUBJECT TO 25 FOOT DRAINAGE EASEMENT ALONG CREEK. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS RIGHT-OF-WAY BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12 AND RUNNING SOUTH TO OLD PASCO ROAD, OVER AND ACROSS THE NORTHEAST CORNER OF LOT 1, THE EAST 25 FEET OF LOT 2 THROUGH LOT 11, THE WEST 25 FEET OF LOT 13, THE SOUTHWEST CORNER OF LOT 14, THE WEST 25 FEET OF LOT 29 THROUGH LOT 31 AND THE NORTHWEST CORNER OF LOT 28, OF WESLEY CHAPEL ACRES, UNRECORDED PLAT, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 20 EAST, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before May 4th, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on March 30th, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1491-222576 / ME2
April 3, 10, 2026 26-00699P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA003958CAAXWS MIDFIRST BANK Plaintiff, v.

THE UNKNOWN/N HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOSEPH EARL ROBB A/K/A JOSEPH E. ROBB, DECEASED, ET AL. Defendants.

TO: FAITH ROBB,
Current residence unknown, but whose last known address was:
913 N KELSEY AVE, EVANSVILLE, IN 47711
TO: JOSEPH EARL ROBB, JJ,
Current residence unknown, but whose last known address was:
400 S WERNER, EVANSVILLE, IN 47712

TO: THE LINKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOSEPH EARL ROBB A/K/A JOSEPH E. ROBB, DECEASED
Current Residence Unknown, but whose last known address was:
11230 RHONDA AVE, PORT RICHEY, FL 34668-2325

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

LOT 725, OF THE PROPOSED PLAT OF PALM TERRACE GARDENS, UNIT FOUR, ACCORDING TO THE PROPOSED PLAT THEREOF, AS RECORDED IN O.R. BOOK 727, PAGE 275, OF THE PUB-

LIC 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before MAY 4, 2026, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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.

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, 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.

WITNESS my hand and seal of the Court on March 31, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
/s/ Shakira Ramirez Pagan
Deputy Clerk
(SEAL)

100001132
April 3, 10, 2026 26-00735P

FIRST INSERTION

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

CASE NO. 2025CA003157CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

ERIN K. NEWBERRY, et al., Defendant.
To: ERIN K NEWBERRY
13235 GOLF RIDGE PL, HUDSON, FL 34669
UNKNOWN SPOUSE OF ERIN K NEWBERRY
13235 GOLF RIDGE PL, HUDSON, FL 34669

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:
LOG 7, BLOCK Q, MEADOW OAKS, PARCELS I & Q, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 6-10, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before May 4, 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 31 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-3157-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
25-13319FL
April 3, 10, 2026 26-00733P

FIRST INSERTION

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

CASE NO.: 2026CA000312CAAXWS PINGORA LOAN SERVICING, LLC, Plaintiff, vs.

JORDAN PLEDGER, et al. Defendants.
To: JORDAN PLEDGER
9906 RAINBOW LANE
PORT RICHEY, FL 34668
NOTICE OF ACTION
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
To: UNKNOWN SPOUSE OF JORDAN PLEDGER
9906 RAINBOW LANE
PORT RICHEY, FL 34668
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 1397, REGENCY PARK, UNIT 9, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 11 AND 12, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Paris A. Roach, Esq., Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the

Clerk of the above-styled Court on or before JULY 4, 2026, 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. 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; or 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.

WITNESS my hand and seal of said Court on the 27 day of MARCH, 2025.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Shawn Craig
Deputy Clerk

DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
25-07009
April 3, 10, 2026 26-00698P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000585

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.

UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF VIDIA POWELL A/K/A VIDIA C. POWELL, DECEASED; et al., Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Vidia Powell A/K/A Vidia C. Powell, Deceased
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 2417, REGENCY PARK UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 69, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401

W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before May 4, 2026, 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.

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 25, 2026.
As Clerk of the Court
By: Shakira Ramirez Pagan
As Deputy Clerk
Civil Court Seal

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1271-033B
Ref# 16393
April 3, 10, 2026 26-00695P

FIRST INSERTION

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

CASE NO. 2025CA002950CAAXWS LAKEVIEW LOAN SERVICING, LLC; Plaintiff, v.

MARCOS ARELLANO RODRIGUEZ, SHAWNTINA EATON, UNKNOWN SPOUSE OF MARCOS ARELLANO RODRIGUEZ, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated March 3, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on April 21, 2026 at 11:00 AM via www.pasco.realforeclose.com the following described property:
Lots 24, 25, and 26, BRANNON PLACE SUBDIVISION, as per plat thereof recorded in Plat Book 2, page 55, Public Records of Pasco County, Florida.
Property Address: 37743 FLORIDA AVENUE, DADE CITY, FL 33525

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

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

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

Attorneys for Plaintiff
Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-04857
April 3, 10, 2026 26-00704P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002157CAAXWS NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Plaintiff, v.

ISARET CHAVEZ AKA ISARET CHAVEZ CARRION; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF ISARET CHAVEZ AKA ISARET CHAVEZ CARRION; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; SOLAR MOSAIC, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 09, 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:
LOT 338, HOLIDAY LAKES WEST UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 97 AND 98, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 2705 NARCISSUS DR, HOLIDAY, FL 34691-6737
at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on April 28, 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 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, 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 25 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
1000010339
April 3, 10, 2026 26-00700P

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.

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO.
2025CA004049CAAXWS
**WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST
IX-B,**
Plaintiff, vs.
**MARSHALL PROPERTY
HOLDING, LLC; et al.,**
Defendants.
TO: MARSHALL PROPERTY HOLD-
ING, LLC
Last Known Address: 1309 Coffeen
Ave., Ste. 2005, Sheridan, WY 82801
Current Address: Unknown
TO: NATHAN TURNER
Last Known Address: 201 E. 5th St.
Apt. 1200, Sheridan, WY 82801
Current Address: Unknown

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

LOT 23, SOUTHERN OAKS,
UNIT THREE-A, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 34,
PAGE(S) 48 THROUGH 50, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property address: 4904 Yellow-
stone Dr., New Port Richey, FL
34655

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Matthew
Leider, Esq., Law Offices of Manganelli,
Leider & Savio, P.A., Plaintiffs attor-
ney, whose address is 1900 N.W. Cor-
porate Blvd., Ste. 200W, Boca Raton,

FL 33431 and whose email address is:
service@mls-pa.com, within thirty (30)
days of the first date of publication on or
before MAY 4, 2026 and file the origi-
nal with the Clerk of this Court either
before service on the Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition.

If you are a person with a disability
who needs any accommodation in or-
der to participate in a court proceeding
or event, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Please contact Orange County,
ADA Coordinator, Human Resources,
Orange County Courthouse, 425 N.
Orange Avenue, Suite 510, Orlando,
Florida, (407) 836-2303, fax: 407-
836-2204; and in Osceola County::
ADA Coordinator, Court Administra-
tion, Osceola County Courthouse, 2
Courthouse Square, Suite 6300, Kis-
simmee, FL 34741, (407) 742-2417, fax
407-835-5079, at least 7 days before
your scheduled court appearance, or
immediately upon receiving notifica-
tion if the time before the scheduled
court appearance is less than 7 days. If
you are hearing or voice impaired, call
711 to reach the Telecommunications
Relay Service.

WITNESS my hand and seal of this
Court this March 27, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Circuit Court
By: Shakira Ramirez Pagan
As Deputy Clerk

Melisa Manganelli, Esq.
Law Offices of Mandel, Manganelli &
Leider, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Boulevard,
Suite 305W
Boca Raton, FL 33431
servicesmandel@gmail.com
April 3, 10, 2026 26-00702P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2026-CP-0440-WS
IN RE: ESTATE OF
KENNETH KARL BERRY
a/k/a KENNETH K. BERRY
a/k/a KENNETH BERRY
Deceased.

The administration of the estate of Ken-
neth Karl Berry a/k/a Kenneth K. Berry
a/k/a Kenneth Berry, deceased, whose
date of death was January 3, 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 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.

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.

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-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 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.

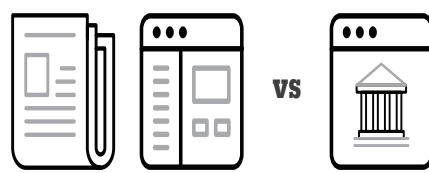
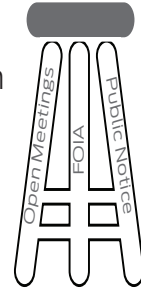
The date of first publication of this
notice is April 3, 2026.

Personal Representative:
Matthew R. Berry
13837 Caden Glen Drive
Hudson, Florida 34669

Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS
& DODDRIDGE, PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
April 3, 10, 2026 26-00731P

Why Public Notice Should Remain in Newspapers


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



This is not about "newspapers vs the internet".

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

Types Of Public Notices

Citizen Participation Notices	Commercial Notices	Court Notices
Government Meetings and Hearings	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Permit and License Applications	Divorces and Adoptions
Land and Water Use		Orders to Appear in Court
Creation of Special Tax Districts		
School District Reports		
Zoning, Annexation and Land Use Changes		

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

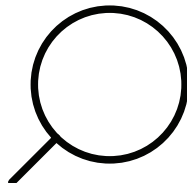


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

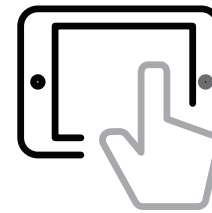
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ESTATE / TAX DEEDS ---

SECOND 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

SECOND 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

--- ESTATE / ACTIONS ---

SECOND 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: 10000376
Mar. 27; Apr. 3, 2026 26-00693P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

FOURTH 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

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

SECOND 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

SECOND 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 #: 1703539
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 LINSKOTT
ANTHONY J AMITRANO
EVANGELINE LINSKOTT
MORLEY R AND
EVANGELINE LINSKOTT
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

SECOND 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

SECOND 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 MANAGEMENT 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.

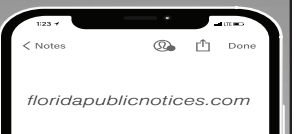
WITNESS my hand and the seal of this Court at Pasco County, Florida, this March 24, 2026

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
flservic@flwlaw.com
04-102974-F00
Mar. 27; Apr. 3, 2026 26-00685P

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY
manateeclerk.com
- SARASOTA COUNTY
sarasotaclerk.com
- CHARLOTTE COUNTY
charlotteclerk.com
- LEE COUNTY
leeclerk.org
- COLLIER COUNTY
collierclerk.com
- HILLSBOROUGH COUNTY
hillsclerk.com
- PASCO COUNTY
pascoclerk.com
- PINELLAS COUNTY
mypinellasclerk.gov
- POLK COUNTY
polkcountyclerk.net
- ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES



PUBLISH YOUR LEGAL NOTICE

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

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



SAVE TIME

Email your Legal Notice
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Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- TAX DEEDS ---

SECOND 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:
29-26-16-0540-00000-4010
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

SECOND 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

SECOND 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 S1/2 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

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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 R
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

SECOND 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

SECOND 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 200FT TH
N89 DG 49MIN 07"W 100FT TH
N00DG 49MIN 38"E 200FT TO
POB OR 1096 PG 1430

Name(s) in which assessed:
ANTHONY DEFELICE
VENNERA 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

SECOND 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 BE-
ING 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

SECOND 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 RUMBROUGH TRUST
JOHN E RUMBROUGH
TRUSTEE

KENDRA RUMBROUGH
TRUSTEE

TRUST AGREEMENT OF JOHN
E RUMBROUGH 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

SECOND 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

SECOND 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

SECOND 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 UN-
REC 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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 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

SECOND 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: ftmail@raslg.com
 25-377940
 Mar. 27; Apr. 3, 2026 26-00643P

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 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

SECOND 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

SECOND INSERTION

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

CASE NO. 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

SECOND INSERTION

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

CASE NO. 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

SECOND 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

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001063 IN RE: ESTATE OF ADAM JOSEPH RUPPERT, Deceased.

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

The administration of the estate of Adam Joseph Ruppert, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26-0655P

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

SAVE TIME
 E-mail your Legal Notice
 legal@businessobserverfl.com

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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 RYAN-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 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 27, 2026.
Brian O'Donoghue
Personal Representative
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP000634CPAXES
IN RE: ESTATE OF
NANCY RYAN
AKA NANCY RYAN-SCHIPPER
AKA NANCY RYAN-SCHIPPER
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 representatives 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 Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address:
adiaz@bucelodiaz.com
Florida Bar No. 86918
Mar. 27; Apr. 3, 2026 26-00647P

SECOND 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 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 27, 2026.

Personal Representative:

Karen P. Dykstra
Personal Representative
9213 Thiess Drive
Hudson, WI 54667
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

SECOND 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 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 27, 2026.

Personal Representative:

Richard H. Garber
Personal Representative
1093 Tanney Lane
Hudson, WI 54016
Wayne R. Coulter
Attorney for Personal Representative
Email Addresses:
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

SECOND 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.

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

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

NOTWITHSTANDING THE TIME 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 HERSCHE
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

SECOND 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 before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

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

Personal Representative:
/s/ Henry M. Carrillo Meneses
Henry M. Carrillo Meneses
Attorney for Personal Representative:
/s/ Alexis B. Diaz
Alexis Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address:
adiaz@bucelodiaz.com
Florida Bar No. 86918
Mar. 27; Apr. 3, 2026 26-00646P

SECOND INSERTION

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

Case No. 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

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

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. 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) 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

--- ACTIONS / SALES ---

SECOND 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, 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

SECOND 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 of 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

SECOND 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

SECOND 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 HOLTZWHER, 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

SECOND 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,

SECOND 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

SECOND 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

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.:
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.

--- ACTIONS / SALES ---

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-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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY**GENERAL JURISDICTION DIVISION****CASE NO. 2025CA004193CAAXWS PENNYMAC 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 INTERSECTION OF THE SOUTHERLY 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 BEGINNING; 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

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. 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.com

19-387656 - MiM

Mar. 27; Apr. 3, 2026 26-00687P

SECOND 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@hwhlaw.com

ryan.sullivan@hwhlaw.com

jessica.lovins@hwhlaw.com

jill.kuty@hwhlaw.com

Counsel for Plaintiff

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

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

Anya 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

Spencer Gollahon, Esq.

FL Bar No.: 647799

fcpleadings@ghidottiberger.com

Mar. 27; Apr. 3, 2026 26-00677P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**CIVIL DIVISION****CASE NO.: 2024CA002253CAAXWS CROSSCOUNTRY MORTGAGE, LLC****Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY J. TURTZO A/K/A ANTHONY TURIZO A/K/A ANTHONY JOSEPH TURTZO, ET AL., DEFENDANT(S).**

TO: Denise Wexler A/K/A Denise Mccra

Last Known Address:

24 Montrose Ave Darby PA 19082

Current Residence: UNKNOWN

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Anthony J. Turtzo A/K/A Anthony Turtzo A/K/A Anthony Joseph Turtzo,

Last Known Address: 7404 Gulf Highlands Dr, Port Richey, FL 34668

Current Residence: UNKNOWN

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

LOT 88, GULF HIGHLANDS UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 116 THROUGH 118, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before April 27, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 18th day of MARCH, 2026.

(SEAL) Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Pagan Ramirez</