

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

**Time: 09:45 AM**

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

1120 - Hamlin, Aryn; 1202 - Fowler, Rachel; 1232 - Harris, Terrence; 2180 - Tanzola, Andrew; 2200 - Saffold, Lena; 2246 - Dey, Michael; 2248 - Dey, Michael; 2264 - Smith, Heather; 3235 - Stout, Stephanie; 3240 - Tello Stanley Insurance LLC Tello, James; 3311 - Benoit, Melissa; 5002 - Alson, Eric; 5150 - Bove, Hailey; 6000 - Rodriguez, Luis; 6009 - Maldonado, Lydia

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

**Time: 10:00 AM**

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

01080 - Dodson, Shannon; 02012 - Kennedy, Kendra; 020481 - Alexander, Christopher; 02054 - Velazquez, Victor; 02079 - Ditewig, Stephen; 020891 - Perez, Ivette; 02091 - Vera, Desiree; 02099 - House, Tionne; 03031 - CHAMBLIN, TARA; 03111 - mccall, Erica; 03139 - Ray, Michael; 03169 - Kennedy, Charles; 03204 - Danko, Brittany; 04011 - Ramos, Amaya; 04025 - Summerwell, Ryan; 04066 - Nicoletti, Soledad; 04078 - Cruz, Michelle; 04127 - Daye, Raven; 04201 - Lewis, Mercedes; 04213 - Richards, Ahmad

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

**Time: 10:15 AM**

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

037 - Collins, Maureen; 047 - hill, Tommya; 084 - Fleurimond, Claude; 201 - Delaura JR, Garry; 208 - Express Expediting Solutions Gomez, Jeremy; 232 - Mccarthy, Cassandra; 267 - Curney, Broderick; 270 - wren, ashley; 273 - Hayn, Lisa; 298 - Zayas, Carmen; 307 - Rivera, Jonathan; 321 - ferris, Clayton; 322 - Knox, Angela

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

**Time: 10:45 AM**

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

11032 - Bunce, Christopher; 11050 - Penning, Lisa; 11082 - Taylor, Stepphone; 11093 - Bell, Heather; 11165 - Endres, Brenda; 11290 - Desai, Vandna; 12060 - Rosado, Amanda; 12064 - Miller, Lynne M; 12065 - Gwinn, Aubrey; 12069 - Odum, Jessalyn; 12085 - Torres, Tabitha; 12086 - Laker, Stephanie Elizabeth; 12128 - commorato, susan; 12148 - Hansford, Melissa; 12169 - Hess, Melinda; 12199 - In Motion Technology Services LLC Andersen, Nick; 12202 - Giglio, Justina; 12211 - shaffer, Michaela; 12228 - Rosati, Guy; 12230 - Woods, Shana N; 12253 - Tennant, Spencer; 12263 - Allen, Jeffery; 13018 - Cervantez, Nancy; 13036 - boyer, jamie; 13047 - Griffasi, Jason; 13050 - Toro, Oscar; 13065 - Lake, Terriaunna; 13080 - Carver, April; 13110 - Dennison, April; 13186 - Staley, Andrew; 13206 - Bushard, Sarah; 13236 - Stokes, Tim; 13250 - Hunsinger, Melanie; 13310 - Hanlon, Brittinni Miranda; 13314 - Oehlecker, Amanda; 13318 - Webb, Michael; 13331 - Bowman, Clayton; 13339 - Meier, Stephanie; B132 - Dever, Angela; B147 - Gonzalez, Maritza; B167 - Vertefeuille, Paulette; B204 - Williams, Tyronna; B211 - Demarchi, Gordon Edward; C104 - McKinnon, Kendra; C138 - Kinzie, Julie; C240 - Carmack, Kelly; C255 - Evans, Ronald; C258 - Stalnakar, Brett; C309 - Fertig, Rebekkah; C319 - Cooper, Camron; C393 - McCleskey, Victor; D113 - Prinski, Patricia; D122 - Graces Food Pantry Seppe, Lorrissa; D219 - Walter, Amy; D321 - Rothberg, Amanda; D330 - Follone, Andrea; D359 - Abarca, Alesha Vences

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

**Time: 11:00 AM**

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

1204 - Riccardi-Sirico, D'Anna; 1212 - diaz, michael; 1333 - Hyde, Faith; 1343 - mcfarland, Alexander; 1520 - Bauer, Polly Ann; 1602 - Baggett, Natalya; 1924 - Carter, Thomas; 1933 - Santiago, Samantha; 2407 - Carter, Thomas

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

**Time: 11:15 AM**

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

A0005 - Case, Gordon; A0024 - Backes, Ronald; A0055 - Joachin, Shiann; A0074 - Dahmer, Tabitha; B0008 - Chapman, Imogene; D0006 - Galdamez, Chantae; E1109 - Sims, Brittany; E1137 - Hassell, Meagan; E1147 - Charette, Jacqueline; E1168 - Whipkey, Heather; E1178 - Adams, Angela; E1191 - Dey, Michael; E1192 - Dey, Mary; E1196 - Blackman, Stephen; E1232 - osorno, Jonathan; E2236 - Houston, Matthew; E2245 - Bermudez, Angelica; E2256 - Monteagudo, Alexander; E2329 - stumpf, Molly; E2345 - Bucci, John

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

**Time: 12:00 PM**

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

0A200 - Stokes, Daniele; 0A217 - Hite, Tarsha; 0A233 - Fernandez, David; 0B008 - Shackett, Sarah; 0B031 - diesing, Ashley; 0B052 - coyne, Kathleen; 0B056 - Berrios, David; 0B120 - Brown, Amber; 0B121 - Iozada, Isabella; 0C009 - cockrum, Justin; 0C015 - valenzano, Angela; 0C035 - Innocent, Michele; 0C117 - Smith, Emmanuel; 0C133 - Darling, Eric; 0D009 - Santana, Wilnelia; 0D013 - Musser, Michael; 0D015 - ZALDIVAR, YINA; 0D034 - POWERS, MICHAEL; 0D037 - kendall, Samantha; 0E004 - Medina, Joshua; 0E021 - Langlais, Madison; 0E029 - Holbrook, Danelle; 0E047 - DeFranco, Jordyn; 0E140 - Hill, Jakaila; 0E172 - Kennedy, Michele; 0E180 - Prevoznak, Megan; 0E186 - Chapman, Matthew; 0E243 - Menech, Nicole

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

**Time: 12:15 PM**

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

003 - Matazinski, Heather; 005 - morand, Destiny; 042 - Kirkland, Angel; 048 - Willis, Louellen; 052 - Owen, Aryn; 059 - Jones, James; 070 - Kennedy, Anthony; 071 - Bomhardt, Anne; 090 - bato, sal; 098 - young, defajia; 101 - Kalland, Jordan; 117 - Carpenter, Barbie; 125 - Anderson, Lamont; 140 - Hartnett, Sara; 150 - Lacy, Rickey; 162 - Hellmers, Lynn; 183 - Otero, Pedro; 197 - Kalland, Jordan; 198 - Carter, Tron; 208 - Blunt, Christa; 243 - Harvey, Brandon; 268 - Gibson, Elizabeth; 312 - Ashby, Tatiyanna; 324 - Jones, Maria Elena Cavallari; 330 - jones, Diedra; 376B - Willis, Duncan; 383 - Best, Phyllis; 452 - Moorehead, Susan; 481 - Seydick, Terry; 607 - Likly, Mary Kay

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

**Time: 12:30 PM**

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

1105 - Cobb, Cameron; 1146 - ely, Alyssa; 1152 - Dutcher, Andrew; 1181 - Hicks, Ashley; 1185 - cheverino, Anthony; 1200 - Pacenza, Patricia; 2084 - Shifflett, Christian; 2105 - Zahneraitis, Melinda; 2215 - rice, Samantha; 2235 - Casique, Ingrid; 2265 - Tousignant, Gregory; 2266 - Frith, Joy; 2279 - Bass, Sophia; 3030 - Barber, Shawn; 3041 - giansante, tony; 3051 - fort, Amy; 3151 - Moore, Trevonte; 3176 - Lamon, Jessica; 3184 - Brennan, Amanda; 3209 - COLEY, INTIMATE SHERMIRA; 3239 - Caldwell, Andrew J; 3267 - Winkelman, Justin; 3276 - Winkelman, Justin; 3279 - Winoker, Andrea; 3299 - Swenton, Chriss

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

**Time: 12:45 PM**

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

1011 - Rein, Carol; 1059 - Lynn, Katey; 1060 - Miller-Johnson, Denetrius Michele; 1133 - Torres, Stephanie; 2061 - Falero, Paula; 2096 - Filipiak, Beth; 2217 - Feeley, Cindy; 3031 - Devine, Kelly; 3033 - Jasmin, Rebecca; 3056 - White, Elna; 3075 - White, Elna; 3078 - Dennard, Belinda; 3149 - Martin, David; 3164 - Williams, Freddie; 3174 - Nieves, Maria; 3177 - Rosado, Melissa; 3199 - Lowe, Eric; 3218 - Williams, Freddie; 3236 - Carver, John; 3240 - jasmin, Rebecca; 4056 - Antonio, Melissa

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

**Time: 01:30 PM**

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

B009 - Bologna, April; C020 - Truby, Paul; G041 - Beck, Clayton; H020 - Burke-Ducharme, Adriana; L009 - Cranford, Jason; M006 - Jensen, Tammy; M037A - Collier, Caitlyn

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

**Time: 01:45 PM**

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

0114 - Bellville, Joseph; 0204 - carter, Kelly; 0226 - Pulaski, Steven; 0228 - Merah Studio LLC Washington, Shemerah; 0245 - REDDING, MARQUI DAQUAN; 0517 - Smith, Naomi; 0533 - redding, eugenia; 1001 - Merrill, Gabriella; 2066 - Havenner, Reanna; 5028 - Newsome-Richardson, Savannah; A076 - Moskal, Dana; A102 - Glenn, Brittany

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

**Time: 02:00 PM**

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

0302 - patlan, Angela; 0312 - Lopez, Carmen; 0414 - Melland, Michelle; 0604 - Copeland, Vanessa; 0608 - Brower, Jennifer; 1132 - Gilmore, Katherine; 1133 - Robinson, Shelby; 1506 - Jaimes, Maria; 1507 - Beltre, Paola; 1545 - Sharkey, Paul; 1701 - Nowlin, Patrick J; 1809 - Perez, Brianna; 2324 - Derkowski, Stephen

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

April 10, 17, 2026

26-00751P

FIRST INSERTION

Acacia Fields Community Development District  
NOTICE OF AUDIT COMMITTEE & REGULAR MEETING

The Board of Supervisors of Acacia Fields Development District will hold their regular meeting on May 5, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588. There will be an Audit Committee meeting before the Board of Supervisors' regular meeting. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

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

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

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

Acacia Fields Community Development District  
Scott Brizendine  
District Manager

April 10, 2026

26-00752P

FIRST INSERTION

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Towns at Woodsdale Community Development District ("District") will hold a Regular Meeting on April 22, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 for the purpose of considering any business which may properly come before the Board.

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

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

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

District Manager  
April 10, 2026

26-00755P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a Regular Meeting and an Audit Committee Meeting on April 27, 2026 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breyntia Drive, Lutz, Florida 33558.

The Audit Committee, as designated by the Board, 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 award the contract for annual audit services, as well as 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 meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal hours or by visiting the District's website, http://www.parkviewatlonglakeranchcdd.net/.

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

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

District Manager

April 10, 2026

26-00753P

FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in Pasco County, Florida, will hold a Regular Meeting on April 24, 2026 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525 to consider any and all business which may properly come before it.

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

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

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

District Manager

April 10, 2026

26-00754P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Vida's Way Community Development District ("District") will hold a regular meeting on May 7, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

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

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

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

District Manager

April 10, 2026

26-00756P

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING  
BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Bexley Community Development District will hold their regular meeting on April 22, 2026 at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

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

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

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

Lisa Castoria  
District Manager

April 10, 2026

26-00760P

--- PUBLICS ---

FIRST INSERTION

**NOTICE OF BOARD OF SUPERVISORS MEETING  
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, April 21, 2026, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

Richard McGrath, District Manager  
Governmental Management Services - Tampa, LLC  
April 10, 2026 26-00758P

FIRST INSERTION

**WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Westwood of Pasco Community Development District ("District") will hold a Regular Meeting on April 22, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 for the purpose of considering any business which may properly come before the Board.

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

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

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

District Manager  
April 10, 2026 26-00757P

FIRST INSERTION

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

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

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

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

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

Alize Aninipot  
District Manager  
April 10, 2026 26-00761P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice Is Hereby Given that Holiday CVS, L.L.C., 32641 McCabe Rd, San Antonio, FL 33576, desiring to engage in business under the fictitious name of CVS Pharmacy #11602, 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 10, 2026 26-00763P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 04/24/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 HILC mobile home bearing vehicle identification number HF5174F and all personal items located inside the mobile home. Last Tenant: Charles Harvey Larson, Mandy Lee Larson and Donald Slack. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012.  
April 10, 17, 2026 26-00778P

FIRST INSERTION

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING ON PROPOSED USER FEES FOR  
NON-RESIDENTS USE OF DISTRICT RECREATIONAL FACILITIES**

In accordance with Chapter 190, Florida Statutes, the Two Rivers East Community Development District (the "District") hereby gives public notice of a public hearing to establish a fee schedule for non-residents to use the District's recreational facilities. The hearing will be for the purpose of reviewing and setting a policy and fee schedule for the use of District amenities, to provide for efficient and effective District operations, and to recover the costs of providing the services to non-residents. At the conclusion of the hearing, the Board shall adopt a policy and fee schedule as finally approved by the Board of Supervisors.

The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of a policy and fee schedule.

A PUBLIC HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

DATE: Tuesday, April 21, 2026  
TIME: 11:00 a.m.  
PLACE: Spring Hill Suites by Marriott Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O' Lakes, FL 34638

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

A copy of the proposed policy and fee schedule may be obtained by contacting District Manager Jayna Cooper at [Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com), 2005 Pan Am Circle Drive, Suite 300, Tampa, FL 33607, or by calling (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.  
April 10, 2026 26-00762P

FIRST INSERTION

**Meadow Pointe III Community Development District  
Notice of Budget Workshop**

Meadow Pointe III Community Development District will hold a budget workshop on Wednesday, April 22, 2026, at 6:30p.m. at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Boulevard, Wesley Chapel, Florida 33543.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessments") 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. Please check the District's website <https://www.meadowpointe3.org/> for any updates or opportunities to participate virtually.

A copy of the agenda and budget(s) may be obtained from the District Manager, via email at [darryla@rizzetta.com](mailto:darryla@rizzetta.com), Ph: 813-994-1001, during normal business hours or from the District's website.

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 via Phone at 813-933-5571, 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.

Darryl Adams  
District Manager  
April 10, 2026 26-00766P

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 49.60 acres to serve the residential subdivision project known as April Parcel B Residential. The project is located in Pasco County, Section(s) 21,22,27,28, Township 25 South, Range 20 E. The permit applicant is King Lake Partners Owner LP, 1855 E Main Street, Suite 14-7 Spartanburg, SC 29307. The Permit No. is 43045142.006.

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 10, 2026 26-00781P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 28, 2026, for United Self Mini Storage - Tarpon at [www.StorageTreasures.com](http://www.StorageTreasures.com) bidding to begin on-line April 17, 2026, at 6:00am and ending April 28, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.  
Name Unit  
John D. Molnar 7  
Christopher S. Baker 210 & 214  
April 10, 17, 2026 26-00765P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 28, 2026, for Castle Keep Mini Storage at [www.StorageTreasures.com](http://www.StorageTreasures.com) bidding to begin on-line April 17, 2026, at 6:00am and ending April 28, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.  
Name Unit  
Michelle Spano H031  
Walter R. Thompson B050  
John Watson, Jr. 1021  
April 10, 17, 2026 26-00779P

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 application for an Environmental Resource Permit to serve residential subdivision activities on 77.30 acres known as New Port Corners Phase 4. The project is located in Pasco County, Section(s) 1,2, Township 26 South, Range 16 East. The permit applicant is Lennar Homes, LLC whose address is 4301 West Boy Scout Blvd., Suite 600 Tampa, FL 33607. The Permit No. is 43044703.007.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. 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 10, 2026 26-00782P

FIRST INSERTION

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF WORKSHOP**

The Board of Supervisors ("Board") of the Connerton West Community Development District ("District") will hold a public workshop on April 27, 2026, at 4:00 p.m., at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, Florida 34638. The purpose of the public workshop is to discuss the District's Fiscal Year 2026-2027 budget.

Copies of the agenda for the public workshop may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, or by phone at (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://www.connertonwestccd.org/>. The public workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop.

There may be occasions when District staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager's Office at (813) 994-1001 at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No decisions will be made by the Board at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
April 10, 2026 26-00783P

FIRST INSERTION

**NOTICE OF ORGANIZATIONAL MEETING OF  
THE BOARD OF SUPERVISORS OF THE  
PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Palmetto Ridge II Community Development District will hold its organizational meeting on Tuesday, April 21, 2026 at 1:30 p.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Brian K. Lamb, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813)873-7300 ("District Manager's Office").

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

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

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

Brian Lamb  
District Manager  
April 10, 2026 26-00784P

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 MLV CONTRACTING GROUP LLC located at 19903 PASO FINO WAY in the City of DADE CITY, Pasco, FL 33523 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 7th day of April, 2026.

WADE DEVELOPMENT &  
CONSTRUCTION GROUP LLC  
April 10, 2026 26-00788P

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 NPR AutoSpa located at 11331 possum trail in the City of Port Richey, Pasco, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 7th day of April, 2026.

Cristhian Sanchez Peralta  
April 10, 2026 26-00787P

--- PUBLICS ---

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Summerstone Community Development District ("District") will hold a Regular Meeting on April 27, 2026 at 10:00 a.m., at the Genesis Center, 38112 15th Avenue, Zephyrhills, Florida 33542.

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

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

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

District Manager  
April 10, 2026 26-00785P

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 a Petition for Formal Determination of Wetlands and Other Surface Waters to serve commercial subdivision activities on 207.54 acres known as Sierra Farms JD Application.

The project is located in Pasco County, Section(s) 26, 27, Township 26 South, Range 21 East. The petitioner is Axiom Acquisitions FL, LLC whose address is 2715 Northside Parkway NW, Suite 4-515, Atlanta, GA 30327. The Petition No. is 929345/42049176.000.

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, 7601 U.S. 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 10, 2026 26-00789P

FIRST INSERTION

Demolition Contractor Wanted -  
Historic Project

Main Street Zephyrhills, a 501(c)(3) nonprofit organization, is seeking a qualified demolition contractor to remove a 1940s era Quonset Hut located at the rear of the Home Theater in downtown Zephyrhills.

Requirements:

- Demonstrated experience with historic demolition projects
- Proper licensing and insurance
- Ability to follow preservation-sensitive procedures

Interested contractors are encouraged to contact Main Street Zephyrhills to request the scope package and detailed RFP specifications.

We look forward to working with professionals who value safety, precision, and respect for historic properties.

April 10, 17, 2026 26-00786P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/24/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 HILC mobile home bearing vehicle identification number HF5175F and all personal items located inside the mobile home. Last Tenant: Charles William Smith, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Charles William Smith and Unknown Party or Parties in Possession. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012.  
April 10, 17, 2026 26-00777P

FIRST INSERTION

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Suncoast Community Development District will hold a Regular Meeting on Monday, April 20, 2026, at 7:00 p.m., at Marriott Springhill Suites located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

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

The regular meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meeting may be continued to a date, time, and place to be specified on the record without further publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Alba Sanchez  
District Manager  
April 10, 2026 26-00790P

FIRST INSERTION

THE GROVES COMMUNITY DEVELOPMENT DISTRICT  
Notice of Budget Workshop

The Board of Supervisors of The Groves Community Development District will hold a budget workshop on Tuesday, April 28, 2026, at 1:00 p.m. at The Groves Civic Center located at 7924 Melogold Circle, Land O' Lakes, Florida, 34637.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Interested parties may refer to the District's website for the latest information: <https://www.thegrovescdd.org/>.

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

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

Wendi McAnn  
District Manager  
April 10, 2026 26-00791P

FIRST INSERTION

Notice of Public Sale

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

Darlene Beatrice Arango:  
Unit 2057 - Furniture, Tools, Appliances, etc.  
Unit 4334 - HHG's etc.

The sale of property will be held at auction and advertised 4/24/26 and ending 5/1/26 online with [www.Bid13.com](http://www.Bid13.com).

Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.

Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.  
April 10, 17, 2026 26-00792P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

A 1986 Mobile Home, VIN S86010FA and S86101FB and the contents therein abandoned by previous tenants Jonathan Zane Kirby and Jennifer Lynn Kirby

On April 23, 2026 at 9:30am at Caribbean Mobile Home Estates, 10805 Bone Fish Road, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400

Sarasota, Florida 34236  
Telephone: (941) 363-0110

Faxsimile: (941) 952-9111

Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS

Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com

April 10, 17, 2026 26-00764P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 9:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage-treasures.com](http://www.storage-treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (916) 957-1861**

**Time: 11:50 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1002 - Petersen, corleen; 108 - Khalil, Yousef; 1309 - Aponte, Eugenio Toro; 2002 - Holder, Carlisa

Public sale terms, rules and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in credit card -no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales LLC, 701 Western Avenue, Glendale, CA 91291 (818)244- 8080.

April 10, 17, 2026 26-00750P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2026-CP-000161  
IN RE: ESTATE OF  
ROSE MARY MORRISON  
Deceased.

The administration of the estate of Rose Mary Morrison, deceased, whose date of death was January 4, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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. 732.2211, 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 April 10, 2026.

**Christian Heathie Quinn**  
8901 Planters Lane  
New Port Richey, FL 34654

Gregory L. Hauer  
Attorney

Florida Bar Number: 1055387

600 S Magnolia Ave Ste 100  
Tampa, FL 33606

Telephone: (813) 566-9424

Email: [greg@kairoslawgroup.com](mailto:greg@kairoslawgroup.com)

April 10, 17, 2026 26-00745P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA

PROBATE DIVISION  
File No. 51-2026CP000325  
IN RE: ESTATE OF  
ANNEMARIE NEUMANN  
Deceased.

The administration of the estate of ANNEMARIE NEUMANN, deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for PASCO COUNTY FLORIDA, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 33655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

**STEVEN MEILLER**

**Personal Representative**

STEVEN MEILLER, ESQUIRE

Florida Bar Number: 0846340

7236 State Road 52, Suite 10

Hudson, Florida 34667

Telephone: (727) 869-9007

E-Mail: [steveslad@gmail.com](mailto:steveslad@gmail.com)

Attorney for Personal Representative  
April 10, 17, 2026 26-00746P

FIRST INSERTION

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

PROBATE DIVISION  
File No. 2025-CP-001822  
IN RE: ESTATE OF  
LOUISE MARY WEEKS  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: LOUISE MARY WEEKS, File Number 2025-CP-001822.

The address of the court where this probate is pending is: Circuit Court for Pasco County, Florida, West Pasco Judicial Center, 7530 Little Rd. Ste: 105, New Port Richey, FL, 34654.

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 death of the decedent is: April 10, 2026.

The date of first publication of this notice is: April 10, 2026

The second week of publication is April 17, 2026.

**Personal Representative(s):**

**Patricia A. Born.**

Attorney for the representative(s):

By: [\\_/s/Matthew T. Morrison](mailto:_/s/Matthew T. Morrison)

Matthew T. Morrison, Esquire

Florida Bar No. 1005203

April 10, 17, 2026 26-00747P

OFFICIAL  
COURTHOUSE  
WEBSITES

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**MANATEE COUNTY**  
[manateeclerk.com](http://manateeclerk.com)

**SARASOTA COUNTY**  
[sarasotaclerk.com](http://sarasotaclerk.com)

**CHARLOTTE COUNTY**  
[charlotteclerk.com](http://charlotteclerk.com)

**LEE COUNTY**  
[leeclerk.org](http://leeclerk.org)

**COLLIER COUNTY**  
[collierclerk.com](http://collierclerk.com)

**HILLSBOROUGH COUNTY**  
[hillsclerk.com](http://hillsclerk.com)

**PASCO COUNTY**  
[pascoclerk.com](http://pascoclerk.com)

**PINELLAS COUNTY**  
[mypinellasclerk.gov](http://mypinellasclerk.gov)

**POLK COUNTY**  
[polkcountyclerk.net](http://polkcountyclerk.net)

**ORANGE COUNTY**  
[myorangeclerk.com](http://myorangeclerk.com)

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Observer

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2026-CP-000442-WS  
IN RE: ESTATE OF  
CLAYTON CARL NIELSEN  
Deceased.

The administration of the estate of Clayton Carl Nielsen, deceased, whose date of death was December 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, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

**Personal Representative:**

John E. Simonsen

5 Las Balas

Rancho Santa Margarita,

California 92688

Attorney for Personal Representative:

Ryan A. Doddridge, Esq.

Attorney

Florida Bar Number: 74728

STEARNS, WILLIAMS &amp;

DODDRIDGE, PA

526 E. Tarpon Avenue

Tarpon Springs, Florida 34689

Telephone: (727) 846-8500

Fax: (727) 848-2814

E-Mail: ryan@flprobatestrustlaw.com

Secondary E-Mail:

michelle@flprobatestrustlaw.com

April 10, 17, 2026

26-00749P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512026CP000297CPAXWS  
Division I  
IN RE: ESTATE OF  
SANDRA D. ECKLES, a/k/a  
SANDRA DIANE ECKLES  
Deceased.

The administration of the estate of SANDRA D. ECKLES, a/k/a SANDRA DIANE ECKLES, deceased, whose date of death was January 27, 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 10, 2026.

**Personal Representative:**

KIM P. VIKARA

503 North Line Drive

Hampstead, NC 28443

Attorney for Personal Representative:

STEPHEN D. CARLE

Florida Bar Number: 0213187

HODGES &amp; 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 10, 17, 2026

26-00774P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
2026CA000539CAAXES

PLANET HOME LENDING, LLC,  
Plaintiff, vs.  
ELIOBADIS NIEVES NIEVES AND  
DANIA MARIE AVILES RUIZ, et.  
al.

**Defendant(s),**  
TO: ELIOBADIS NIEVES NIEVES,  
DANIA MARIE AVILES RUIZ,  
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 5, BLOCK 24, ASHBERRY VILLAGE PHASE 2B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 86, PAGES 10, 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 May 11, 2026 (/30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs 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 7 day of April, 2026.

(SEAL) Nikki Alvarez-Sowles  
CLERK OF THE CIRCUIT COURT

BY: Shakira Ramirez Pagan  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100  
Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

25-381470

April 10, 17, 2026

26-00772P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-1763-WS  
IN RE: ESTATE OF  
WILMA TALTON a/k/a  
WILMA MAE TALTON  
Deceased.

The administration of the estate of WILMA TALTON a/k/a WILMA MAE TALTON, deceased, whose date of death was September 6, 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, 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 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 April 10, 2026.

**Personal Representative:**

Kenneth R. Murphy

1033 Almondwood Dr.

New Port Richey, FL 34655

Attorney for Personal Representative:

DONALD R. PEYTON

Attorney

Florida Bar Number: 516619

7317 Little Road

New Port Richey, FL 34654

Telephone: (727) 848-5997

Fax: (727) 848-4072

E-Mail: peytonlaw@yahoo.com

Secondary E-Mail:

peytonlaw2@gmail.com

April 10, 17, 2026

26-00775P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
51-2026-CP-000422-CPAXWS  
IN RE: ESTATE OF  
RICHARD A. MILDENBERGER  
Deceased.

The administration of the estate of Richard A. Mildenberger, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

**Personal Representative:**

Bradley A. Mildenberger

961 Wagner Valley Street

Henderson, Nevada 89052

Attorney for Personal Representative:

L. Caleb Wilson

Attorney

Florida Bar Number: 73626

Craig A. Mundy, P.A.

4927 Southfork Drive

Lakeland, Florida 33813

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundydlaw.com

April 10, 17, 2026

26-00748P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY  
PROBATE DIVISION  
File No. 2026-CP-238  
IN RE: ESTATE OF  
PATRICIA LYNN HEMINGWAY  
Deceased.

The administration of the estate of PATRICIA LYNN HEMINGWAY, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 April 10, 2026.

**Personal Representative:**

MARY L. ANDERSEN

4104 Deltona Blvd.

Spring Hill, FL 34606

Attorney for Personal Representative:

/s/ N. Michael Kouskoutis

N. MICHAEL KOUSKOUTIS, ESQ.

Florida Bar Number: 883591

623 E. Tarpon Ave, Ste. A

Tarpon Springs, FL 34689

Telephone: (727) 942-3631

Fax: (727) 933-5453

E-Mail: nmk@nmklaw.com

Secondary E-Mail:

transcribe123@gmail.com

April 10, 17, 2026

26-00776P

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO. 2025CA001574CAAXES  
WELLS FARGO BANK, N.A.  
Plaintiff, v.

THE UNKNOWN HEIRS,  
GRANTEES, DEVISEES, LIENORS,  
TRUSTEES, AND CREDITORS OF  
SHANNON M. CAIN, DECEASED;  
UNKNOWN TENANT 1;  
UNKNOWN TENANT 2; BARBARA  
CAIN;  
Defendants.

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

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

THE POINT OF BEGINNING;  
THENCE RUN EAST 210 FEET  
TO THE POINT OF BEGINNING.

a/k/a 37255 HANNAH LN,  
ZEPHYRHILLS, FL 33542-1832  
at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 21, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 6 day of April, 2026.

eXL Legal, PLLC

Designated Email Address:

efiling@exlegal.com

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

Attorney for the Plaintiff

/s/ Peter E. Lanning

Peter E. Lanning

FL Bar: 562221

1000010894

April 10, 17, 2026

26-00740P

## FIRST INSERTION

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

2025CA000474CAAXWS

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS DELAWARE TRUSTEE  
FOR TREATY OAK MORTGAGE  
TRUST,  
Plaintiff, vs.

S.J.T.K. ENTERPRISE LLC;  
KENOL JOSEPH; UNKNOWN  
TENANT  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 12 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 19 AND 20, BLOCK B,  
OLD GROVE SUBDIVISION,  
ACCORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 2, PAGE 69,  
OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.  
PROPERTY ADDRESS: 6007  
CORSON AVE, NEW PORT  
RICHEY, FL 34653

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 01 day of April 2026.

By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY  
CIVIL DIVISION  
Case No. 2025CA002874CAAXES  
Division J1

**FIFTH THIRD BANK, NATIONAL ASSOCIATION**  
Plaintiff, vs.  
**TIANA MAGNIFICO, DONALD FLOYD ACHILLE PAUL, et al.**  
Defendants.  
TO: UNKNOWN SPOUSE OF DONALD FLOYD ACHILLE PAUL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 11601 4TH ST N APT 4306 SAINT PETERSBURG, FL 33716 DONALD FLOYD ACHILLE PAUL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 11601 4TH ST N APT 4306 SAINT PETERSBURG, FL 33716

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
LOT 18, IN BLOCK 25, OF ABBOTT SQUARE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
commonly known as 6688 BACK FORTY LOOP, ZEPHYRHILLS, FL 33541 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa,

Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, on or before MAY 11TH, 2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711, e-mail: ada@pascoclerk.com  
Dated: April 2, 2026

CLERK OF THE COURT (COURT SEAL)  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
David R. Byars  
Kass Shuler, P.A.,  
Plaintiff's Attorney  
P.O. Box 800  
Tampa, Florida 33601  
(813) 229-0900  
078950/2530942/MIS  
April 10, 17, 2026 26-00743P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 2026CA000055CAAXWS  
AMERIHOM MORTGAGE COMPANY, LLC  
Plaintiff, vs.  
PHILIP MARTINEZ A/K/A PHILIP M. MARTINEZ A/K/A PHILIP MICHAEL MARTINEZ; LYNDSEY HETRICK A/K/A LYNDSEY C. HETRICK A/K/A LYNDSEY CARLY HETRICK; UNKNOWN SPOUSE OF PHILIP MARTINEZ A/K/A PHILIP M. MARTINEZ A/K/A PHILIP MICHAEL MARTINEZ; UNKNOWN SPOUSE OF LYNDSEY HETRICK A/K/A LYNDSEY C. HETRICK A/K/A LYNDSEY CARLY HETRICK; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

To the following Defendant(s): PHILIP MARTINEZ A/K/A PHILIP M. MARTINEZ A/K/A PHILIP MICHAEL MARTINEZ  
Last Known Address 15735 GIFFORD LN SPRING HILL, FL 34610  
UNKNOWN SPOUSE OF PHILIP MARTINEZ A/K/A PHILIP M. MARTINEZ A/K/A PHILIP MICHAEL MARTINEZ  
Last Known Address 15735 GIFFORD LN SPRING HILL, FL 34610  
LYNDSEY HETRICK A/K/A LYNDSEY C. HETRICK A/K/A LYNDSEY CARLY HETRICK  
Last Known Address 15735 GIFFORD LN SPRING HILL, FL 34610  
UNKNOWN SPOUSE OF LYNDSEY HETRICK A/K/A LYNDSEY C. HETRICK A/K/A LYNDSEY CARLY HETRICK  
Last Known Address 15735 GIFFORD LN SPRING HILL, FL 34610  
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY  
Last Known Address 15735 GIFFORD LN SPRING HILL, FL 34610  
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY  
Last Known Address 15735 GIFFORD LN SPRING HILL, FL 34610  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE EAST 1/2 OF TRACT 3 OF THE UNRECORDED PLAT OF EL PICO, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 377 FEET OF THE EAST 1508 FEET OF THE SOUTH 7/16 OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 17 EAST, EXCEPT THE SOUTH 1757.5 FEET THEREOF, PASCO COUNTY, FLORIDA.  
a/k/a 15735 GIFFORD LN, SPRING HILL, FL 34610 PASCO  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within MAY 11TH, 2026, (30) days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.  
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this Court this April 7, 2026.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller (SEAL)  
Deputy Clerk: Haley Joyner  
Submitted by:  
Marinosci Law Group, P.C.  
100 W. Cypress Creek Road, Suite 1045  
Fort Lauderdale, FL 33309  
Telephone: (954) 644-8704  
Facsimile: (754) 206-1971  
24-05060  
April 10, 17, 2026 26-00770P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.:  
2026CA000455CAAXWS  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF JONATHAN J. BARNES A/K/A JONATHAN JOSEPH BARNES, et al.,  
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF JONATHAN J. BARNES A/K/A JONATHAN JOSEPH BARNES 8501 SUNNYDALE DR, HUDSON, FL 34667  
UNKNOWN SPOUSE OF JONATHAN J. BARNES A/K/A JONATHAN JOSEPH BARNES 8501 SUNNYDALE DR, HUDSON, FL 34667  
UNKNOWN SPOUSE OF EMILIO A. PEREZ 8501 SUNNYDALE DR, HUDSON, FL 34667

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 38, UNRECORDED SUNNYDALE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK 7, GULF COAST ACRES UNIT# 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 964.15 FEET FOR A POINT OF BEGINNING. CONTINUE THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS EAST A DISTANCE OF 50.00 FEET; RUN THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 78.96 FEET; RUN THENCE SOUTH 89

DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 50.00 FEET; AND RUN THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST A DISTANCE OF 78.96 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO AN INGRESS, EGRESS, AND UTILITY EASEMENT OVER THE SOUTH 15 FEET THEREOF; AND SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THE EAST 3 FEET AND THE WEST 3 FEET THEREOF; AND TOGETHER WITH A NON EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER "SUNNYDALE DRIVE".

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before MAY 11, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this Court this 7 day of APRIL, 2026.  
(SEAL) Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Shawn Craig  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-05388  
April 10, 17, 2026 26-00768P

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.

2026CA000157CAAXES  
LAKEVIEW LOAN SERVICING, LLC,  
Plaintiff, vs.  
GENNARO CAPOLONGO, et al.,  
Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MARIANNE HOFER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS  
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 94, TERRACE PARK, PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 112-113, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1983 PALM MOBILE HOME ID# PH06793A AND PH06793B; WHICH MOBILE HOME TITLES HAVE BEEN RETIRED/CANCELLED. THE MOBILE HOME IS PERMANENTLY AFFIXED TO THE REAL PROPERTY.

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 11th, 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 8 day of April, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT OF PASCO COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Haley Joyner  
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 25-14366FL  
April 10, 17, 2026 26-00793P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.

2026CA000127CAAXWS  
U.S. BANK NATIONAL ASSOCIATION,  
Plaintiff, vs.  
IRIS MARIELIS PORRATA SANTIAGO AND NESTOR JULIAN TORRES SEDA, et al.  
Defendant(s).

TO: IRIS MARIELIS PORRATA SANTIAGO, Whose Residence Is: 10361 Dylan St, Apt. 1037, Orlando, FL 32825-4886 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
TO: LIZ H. ROMAN, 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 1360-A, BEACON SQUARE UNIT 11-C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 90, 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.

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 April 2, 2026.

(SEAL) Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: ftmail@raslg.com 25-382712  
April 10, 17, 2026 26-00744P

FIRST INSERTION

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

2026CA000551CAAXWS  
UNION HOME MORTGAGE CORPORATION,  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF DAVID ARCHER A/K/A DAVID MICHAEL ARCHER N/K/A DAVID MICHAEL ARCHER ARCHER, et al.,  
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF DAVID ARCHER A/K/A DAVID MICHAEL ARCHER N/K/A DAVID MICHAEL ARCHER 4945 AZALEA DR, NEW PORT RICHEY, FL 34652

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 62, JASMINE HEIGHTS UNIT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before MAY 11, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this Court this 7 day of APRIL, 2026.  
(SEAL) Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Shawn Craig  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
26-00154  
April 10, 17, 2026 26-00767P

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO.

2025CA001220CAAXWS  
WELLS FARGO BANK, N.A.  
Plaintiff, v.

THE UNKNOWN HEIRS,  
GRANTEES, DEVISEES,  
LIENORS, TRUSTEES, AND  
CREDITORS OF DONNA M  
MACRI, DECEASED; UNKNOWN  
TENANT 1; UNKNOWN TENANT  
2; CLARENCE D. MEST III;  
MICHAEL HAPP; CLARENCE  
D. MEST III, AS PERSONAL  
REPRESENTATIVE OF THE  
ESTATE OF DONNA MAE MACRI,  
DECEASED  
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 03, 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 8, BLOCK A, WEDGEWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 150 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 7136 WEDGEWOOD DR, NEW PORT RICHEY, FL 34652-1140  
at public sale, to the highest and best

bidder, for cash, online at www.pasco.realforeclose.com, on May 04, 2026 beginning at 11:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 6 day of April, 2026.  
eXL Legal, PLLC  
Designated Email Address: efling@xllegal.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  
1000010869  
April 10, 17, 2026 26-00769P

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

# Q&A

## What is a public notice?

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

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

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

## 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](http://www.floridapublicnotices.com).

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

## --- ACTIONS / SALES ---

### FIRST INSERTION

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

**CASE NO. 2023CA003950CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. FREDY E. ESCOBAR A/K/A FREDY ESCOBAR AND ANGELICA ESCOBAR, et al.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2025, and entered in 2023CA003950CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and FREDY E. ESCOBAR A/K/A FREDY ESCOBAR; ANGELICA ESCOBAR; FLORIDA HOUSING FINANCE CORPORATION; BRIDGEWATER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on April 28, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 45, BLOCK 10, BRIDGEWATER PHASE 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 110 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 31107 TAGUS LOOP, WESLEY CHAPEL, FL 33545

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 7 day of April, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: [flmail@raslg.com](mailto:flmail@raslg.com)  
By: S/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
[dsalem@raslg.com](mailto:dsalem@raslg.com)  
23-109823 - EuE  
April 10, 17, 2026 26-00773P

### 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. 2025CA002855CAAXES CITIBANK, N.A., Plaintiff, vs. EDWARD A HERNANDEZ A/K/A EDWARD HERNANDEZ, et al., Defendant.**

To: ALEXANDER POLANCO TAVAREZ A/K/A ALEXANDER P TAVAREZ, 4022 SPRUCEWOOD PL, LAND O LAKES, FL 34639

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

BEGIN 1454.08 FEET NORTH AND 1574.18 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, RUN THENCE NORTH 25 DEGREES 40 MINUTES 45 SECONDS EAST 104.92 FEET, THENCE SOUTH 59 DEGREES 38 MINUTES 16 SECONDS EAST 118.51 FEET, THENCE SOUTH 43 DEGREES 59 MINUTES 17 SECONDS WEST 25.84 FEET, THENCE SOUTH 25 DEGREES 40 MINUTES 45 SECONDS WEST 70.71 FEET, THENCE NORTH 64 DEGREES 19 MINUTES 15 SECONDS WEST 110 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN PASCO COUNTY, FLORIDA (ALSO KNOWN AS LOT 261, LAKE PADGETT ESTATES (EAST))  
Property address: 4022 Sprucewood Place, Land O Lakes, Florida 34639

has been filed against you and you are required to file a copy of your written defenses, if any, to it on , 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 11TH, 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 April 7, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT  
OF PASCO COUNTY  
As Clerk of the Court  
(SEAL)

Deputy Clerk: Haley Joyner  
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](mailto:AccountsPayable@mccalla.com)  
25-11609FL  
April 10, 17, 2026 26-00771P

# 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](http://www.floridapublicnotices.com).

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

**VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto: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.

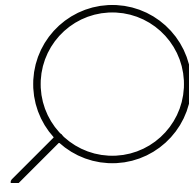


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

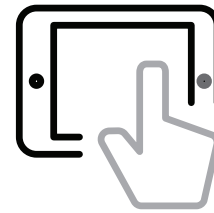
**Verifying publication is difficult-to-impossible on the web.**

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.

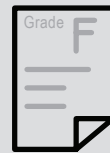


**Moreover, the real digital divide for public notice is growing**

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
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- 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

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SUBSEQUENT INSERTIONS

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 51-2026-CP-0440-W5  
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 Kenneth 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 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 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

SECOND 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

SECOND 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, es-  
tablished 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 de-  
mands against decedent's Trust (and/  
or estate) must file their claims with  
the Trustee listed below WITHIN THREE  
MONTHS AFTER THE DATE OF  
THIS NOTICE.

**ALL CLAIMS AND DEMANDS  
NOT SO FILED WILL BE FOREV-  
ER 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

SECOND INSERTION

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

The administration of the estate of Di-  
ane McFarland, deceased, Case No: 26-  
CP-000040, is pending in the Circuit  
Court for Pasco County, Florida, Pro-  
bate Division, the address of which is  
West Pasco Judicial Center, 7530 Little  
Road, New Port Richey, Florida 34654.  
The names and addresses of the Per-  
sonal Representatives and the Personal  
Representative's attorney are set forth  
below.

All creditors of the decedent and oth-  
er 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

SECOND 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 Pott Richey, Florida  
34654. The names and addresses of the  
personal representative and the person-  
al representative's attorney are set forth  
below.

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREV-  
ER 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000395  
IN RE: ESTATE OF  
**ANN MARIE DELA FUENTE**  
Deceased.

The administration of the estate of Ann  
Marie Dela Fuente, deceased, whose  
date of death was November 6, 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 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,  
applies, or may apply, unless a written  
demand is made by a creditor as speci-  
fied 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:**  
**Janet Birtz**

117 Countryside Court

Woodstock, Georgia 30189

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 26-00729P

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. 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 Fore-  
closure entered July 27, 2023 in Civil  
Case No. 2019 CA 001161 of the Circuit  
Court of the SIXTH JUDICIAL CIR-  
CUIT in and for Pasco County, Dade  
City, Florida, wherein U.S. BANK NA-  
TIONAL ASSOCIATION, AS TRUST-  
TEE, SUCCESSOR IN INTEREST TO

BANK OF AMERICA, NATIONAL  
ASSOCIATION, AS TRUSTEE, SUC-  
CESSOR 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

SECOND 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 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,  
applies, or may apply, unless a written  
demand is made by a creditor as speci-  
fied under s. 732.2211, Florida Statutes.

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, 10, 2026.

**Personal Representative:**  
**Benjamin Williams**

1049 Mallard Avenue

Jordan, MN 55352

Attorney for Personal Representative:  
Mark A Rothman

E-mail Addresses:  
info@yourprobatesource.co,

info@orcaei.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

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

LOT 651, BEAR CREEK SUBDI-  
VISION, UNIT FOUR, ACCORD-  
ING 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 pro-  
vision 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 accommo-  
date for this service. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-  
tion 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: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
19-00487FL  
April 3, 10, 2026 26-00703P

**SAVE TIME**

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

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FLORIDA'S NEWSPAPER FOR THE BUSINESS  
**Business Observer**  
LV20906\_V10

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COURTHOUSE  
WEBSITES**

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

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COUNTY  
hillsclerk.com

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pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

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polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

LV20906\_V5

**SAVE TIME**



**Save Time**  
Email your Legal Notice  
legal@businessobserverfl.com

SECOND 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

SECOND 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.

**Personal Representative:**

**James J Klausch,**  
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

SECOND 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 unmatured, 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 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 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512026CP00044CPAXES  
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 CARRERA**  
36128 Aublach 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512026CP00037CPAXWS  
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

SECOND 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

SECOND INSERTION

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

CASE NO.: 2025 CA 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

SECOND 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 89°52'25" WEST A DISTANCE OF 1478.33 FEET THENCE GO SOUTH 64°35'45" WEST, A DISTANCE OF 69.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 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

SECOND 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,**  
**DEWISEES, GRANTEEES,**  
**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, DE-**  
**WISEES, GRANTEEES, ASSIGNEES,**  
**LIENORS, CREDITORS, TRUSTEES,**  
**AND ALL OTHER PARTIES CLAIM-**  
**ING AN INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE ESTATE**  
**OF CATHERINE MCLEOD AKA**  
**CATHERINE QUEVEDO AKA CATH-**  
**ERINE 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

## --- 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. 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# PH0914828AFL AND PH0914828BFL; TITLE# 97698304 AND 9768349.

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

## SECOND 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

## SECOND 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 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, II,  
Current residence unknown, but whose last known address was:

400 S WERNER, EVANSVILLE, IN 47712

TO: THE UNKNOWN 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

## 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. 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

## SECOND 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

## SECOND 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

## SECOND 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

--- ESTATE / SALES ---

--- TAX DEEDS / PUBLIC SALES ---

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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 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

SECOND 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 732.2211.

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

**MICHELE 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

SECOND 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. 732.2211, 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 April 3, 2026.

**Victoria Larson**  
**Personal Representative**

Attorney for Personal Representative:  
Rebecca C. Bell  
7132 Gulf Breeze Circle  
Hudson, FL 34667  
Rebecca C. Bell  
Attorney for Personal Representative  
Email Address:  
rebecca@delzerocoulter.com  
Florida Bar No. 0223440  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
April 3, 10, 2026 26-00728P

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

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

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

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

**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

SECOND INSERTION

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

The administration of the estate of Florice D. Luithle, 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. 732.2211, 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 April 3, 2026.

**Mark L. Luithle**  
**Personal Representative**

Douglas E. Hoover Mark L. Luithle  
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

SECOND 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

THIRD 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

THIRD INSERTION

**Notice of Application for Tax Deed**  
**2026XX000021TDAXXX**

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

Certificate #: 1703567  
Year of Issuance: 06/01/2018  
Description of Property:  
10-26-19-0010-0130N-0110  
TAMPA DOWNS RANCHETTES  
UNREC N1/2 SEC 13 LOT 11 RB  
949 PG 1744

Name(s) in which assessed:  
JOHN RALPH HURD  
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 30, 2026 at 10:00 am.  
March 11, 20264

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Mar. 27; Apr. 3, 10, 17, 2026 26-00629P

THIRD INSERTION

**Notice of Application for Tax Deed**  
**2026XX000019TDAXXX**

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

Certificate #: 1703503  
Year of Issuance: 06/01/2018  
Description of Property:  
09-26-19-0010-0210N-0140  
TAMPA DOWNS RANCHETTES  
UNREC N1/2 SEC 21 LOT 14 OR  
5417 PG 356

Name(s) in which assessed:  
RONALD J MITCHELL  
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 30, 2026 at 10:00 am.  
March 11, 20264

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Mar. 27; Apr. 3, 10, 17, 2026 26-00627P

SECOND INSERTION

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,

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 commissioner 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

--- TAX DEEDS / PUBLIC SALES ---

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD INSERTION
Notice of Application for Tax Deed 2024XX000103TDAXXX
NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.