

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY
CASE NO. 2024DP000110DPAXES
IN THE INTEREST OF: J.D. DOB: 8/20/2017, H.D. DOB: 11/12/2014, MINOR CHILDREN
 TO: Jason Delmont, address unknown
 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: J.D. born on 8/20/2017 and H.D. born on 11/12/2014. You are hereby commanded to appear on May 19, 2026, at 9:00 AM before the Honorable Linda Babb in Courtroom B at the Pasco County Courthouse, 38053 Live Oak Avenue Dade City, FL 33523, for an ADVISORY HEARING.
 FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS, my hand and the seal of this Court on 8th day of April, 2026.
OFFICE OF NIKKI ALVAREZ-SOWLES, ESQ.
 Clerk & Comptroller
 (SEAL) By: Deputy Clerk /s/ Victor Fee Greco
 Assistant State Attorney
 Bar No. 1059751
 Apr. 17, 24; May 1, 8, 2026
 26-00806P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP AND REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a public workshop on May 5, 2026, at 5:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. The purpose of the workshop is to discuss the District's Fiscal Year 2026-2027 budget.
 A regular meeting of the Board will also be held on May 5, 2026, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any and all business that may properly come before it.
 Copies of the agendas for the public workshop and the meeting may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://www.bridgewaterofwesleychapelcdd.org/>.
 The public workshop and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public workshop and/or meeting may be continued to a date, time, and place to be specified on the record at the meeting.
 There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
 No decisions will be made by the Board at the public workshop. However, any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 District Manager
 April 17, 2026
 26-00814P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
 In accordance with Chapters 120 and 190, Florida Statutes, the Deerbrook Community Development District ("District") hereby gives notice of its intention to develop Parking Rules to govern the operations of the District. The proposed rule number is 2026-01.
 The Parking Rules will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Parking Rules is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Parking Rules includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041, Florida Statutes. Public hearings will be conducted by the District on May 26, 2026 at Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544 at 9:00 a.m.
 Additional information regarding these public hearings may be obtained from the District's website, <https://deerbrookcdd.net> or by contacting the District Manager. A copy of the proposed Parking Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida 33614, at lhayes@rizzetta.com, or by calling (813) 944-1001.
 Lynn Hayes, District Manager
 Deerbrook Community Development District
 April 17, 2026
 26-00815P

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 McCormack Mediation located at 33037 Trilby Rd 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 8th day of April, 2026.
 John R McCormack
 April 17, 2026
 26-00825P

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 Sweet Beginnings by Rameka located at 22230 Weeks Blvd in the City of Land O Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 9th day of April, 2026.
 Rameka Mohamed
 April 17, 2026
 26-00827P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP AND NOTICE OF MEETING
 Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will participate in a Workshop on April 28, 2026 at 6:30 p.m., at Cunningham Hall, 12131 Rangeland Blvd. Odessa, Florida 33556 where District Management will provide an introduction to the basics of community development districts, which may include, but is not necessarily limited to the creation of community development districts, statutory powers and responsibilities, the difference between community development districts and homeowners' associations, bond financing and assessments, and roles of Supervisors and staff.
 The members of the Board will not convene for purposes of taking action on matters of the District's business. Any facts or feedback gathered may be taken into account for future action by the Board at a duly noticed meeting.
 The workshop is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. A copy of the agenda 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://tsredd.com/>.
 There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this workshop because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the 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 Office.
 District Manager
 April 17, 2026
 26-00816P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
 In accordance with Chapters 120 and 190, Florida Statutes, Wiregrass II Community Development District ("District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 26-01.
 The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.
 The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, [Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.
 A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or srafft@rizzetta.com.
 Sean Craft, District Manager
 Wiregrass II Community Development District
 April 17, 2026
 26-00817P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
 The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, April 24, 2026, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.
 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 interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.
 A person who decides to appeal any decision made by the Board 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.
 Sean Craft
 District Manager
 April 17, 2026
 26-00818P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
 The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, April 24, 2026, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.
 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 interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.
 A person who decides to appeal any decision made by the Board 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.
 Sean Craft
 District Manager
 April 17, 2026
 26-00819P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Wiregrass Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 26-01.
 The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.
 The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, [Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.
 A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or srafft@rizzetta.com.
 Sean Craft, District Manager
 Wiregrass Community Development District
 April 17, 2026
 26-00820P

FIRST INSERTION

NOTICE OF BOARD MEETING ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Zephyr Ridge Community Development District ("District") will hold a regular meeting of the Board of Supervisors on April 27, 2026 at 5:00 PM at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542.
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at zephyrriidgecdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.
 Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or byoung@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.
 In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 5:00 p.m. but may begin at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.
 Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.
 Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 Brian Young, District Manager
 Governmental Management Services - Tampa, LLC
 April 17, 2026
 26-00821P

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MEETING

Notice is hereby given that the previously scheduled April 27, 2026 Regular Meeting of the Board of Supervisors ("Board") of the Summerstone Community Development District ("District") has been rescheduled to be held on May 4, 2026 at 10:00 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 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://summerstonecdd.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 17, 2026
 26-00837P

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 Oasis World Outreach Church of God located at 35636 Pure Water Way in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 16th day of April, 2026.
 Richard J. Jividen, as Trustee;
 Charles R. Humphries, as Trustee
 April 17, 2026
 26-00831P

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 THE WELL CHURCH OF GOD located at 35636 Pure Water Way in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 16th day of April, 2026.
 Richard J. Jividen, as Trustee;
 Charles R. Humphries, as Trustee
 April 17, 2026
 26-00832P

PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com
 Business Observer
 APR 2026

--- PUBLICS ---

FIRST INSERTION

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTICE OF PROPOSED AGENCY ACTION

The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (File No. FD-510467785-001) to the petitioner Sherry Cornett, Martin Armstrong, Armstrong Environmental Services, Inc., 3420 Deerfield Lane, Clearwater, Florida, 33761, for the property located in Section 25, Township 25 South, Range 16 East, Pasco County, Parcel ID 25-25-16-0020-000000560.

The Department's file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERP_467785/facility?search. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Nicholle Ponce Leon at Nicholle.PonceLeon@FloridaDEP.gov or 813-470-5759.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filed within 21 days of receipt of this notice. Petitions filed by any persons other than the petitioner, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 323993000 or at agency_clerk@dep.state.fl.us, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

April 17, 2026

26-00822P

FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Zephyrhills will hold a public hearing on Tuesday, April 21, 2026, at 6:00 p.m. in the City Hall Council Chambers at 5335 8th Street, Zephyrhills, Florida.

The purpose of this public hearing is to consider a proposed amendment to the City of Zephyrhills Comprehensive Plan to repeal and replace the adopted Recreation and Open Space Element with updated Goals, Objectives, and Policies.

The proposed amendment is part of the City's ongoing Comprehensive Plan update to ensure consistency with state law and to address changing community needs, growth trends, and long-term planning priorities.

At this public hearing, the Planning Commission will consider the proposed amendment, receive public comment, and make a recommendation to the City Council regarding adoption of the updated Recreation and Open Space Element.

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

A copy of the proposed amendment, including supporting data and analysis, is available for public inspection at the Planning Department, City Hall, 5335 8th Street, Zephyrhills, Florida, between 8:00 a.m. and 4:00 p.m., Monday through Friday.

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

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

April 17, 2026

26-00838P

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 Tillery Arms located at 11639 Wild Cat Lane in the City of NEW PORT RICHEY, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of April, 2026.

William V Tillery IV

April 17, 2026

26-00830P

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 Strike Back Academy located at 26083 Woven Wicker Bnd in the City of Lutz, Pasco, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of April, 2026.

Timarion Cates

April 17, 2026

26-00828P

FIRST INSERTION

FOUNTAIN MAINTENANCE SERVICES REQUEST FOR PROPOSALS
MIRADA COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida

Notice is hereby given that the Mirada Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing fountain maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to Matt Azriel at mazriel@gms-tampa.com and Clayton Smith at csmith@gmscf.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with fountain maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting.

There will be a non-mandatory pre-bid proposal conference on April 23rd, 2026, at 10:30 A.M. This meeting will be held virtually. Prospective Proposers interested in attending the pre-bid meeting should reach out to Matt Azriel at mazriel@gms-tampa.com and Clayton Smith at csmith@gmscf.com to receive the virtual attendance information.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than May 21st, 2026 at 12:00 PM (EST) at 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Jason Greenwood. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$5,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Mirada Community Development District - Fountain Maintenance) ENCLOSED" on the face of it. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on May 21st, 2026 at 12:00 p.m. (EST) at 4530 Eagle Falls Place, Tampa, Florida 33619. No official action of the District's Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five (5) calendar days 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) / 1-800-955-8870 (Voice), for aid in contacting the District.

The submitted proposals will be reviewed by the District's Board of Supervisors (the "Board") at a public meeting to be held on June 2, 2026 at 6:00 P.M. at Watergrass II Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545. Proposers are required to attend the meeting of the District's Board.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Jason Greenwood, (813) 344-4844.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Matt Azriel at mazriel@gms-tampa.com and Clayton Smith at csmith@gmscf.com, with a further copy to Kyle Magee at Kyle.Magee@KutakRock.com.

Mirada Community Development District

Jason Greenwood, District Manager

April 17, 2026

26-00835P

FIRST INSERTION

NOTICE

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

RESOLUTION NO. 868-26

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA RELATED TO BUILDING SIZE; APPROVING A CONDITIONAL USE TO EXCEED SIZE RESTRICTIONS FOR AN ACCESSORY STRUCTURE ON PARCEL 11-26-21-0010-20300-0150; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on April 27, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the resolution is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed resolution or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105

April 17, 2026

26-00840P

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 Express Notary Now FL located at 36734 Goffaux Loop in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of April, 2026.

JW Executive Enterprises LLC

April 17, 2026

26-00829P

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 McCormack Resolution Group located at 33037 Trilby Rd 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 8th day of April, 2026.

Cristina McCormack

April 17, 2026

26-00826P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Blue Hills Window Cleaning located at 17851 Bellavista Loop in the County of Pasco, in the City of Lutz, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Pasco, Florida, this 4th day of April, 2026.

Alex Silverio

April 17, 2026

26-00834P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000453
IN RE: ESTATE OF
JOAN B. CHILSON
Deceased.

The administration of the estate of Joan B. Chilson, deceased, whose date of death was January 13, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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 17, 2026.

Personal Representative:

Maral L. Webb
33628 Isabelle Drive
Wesley Chapel, FL 33543

Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892

ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004

Telephone: (352) 567-5636

E-Mail: eserve@alfonsohersch.com

Secondary: jerrodd@alfonsohersch.com

April 17, 24, 2026

26-00807P

FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARING

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

ORDINANCE NO. 1516-26

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

The City of Zephyrhills City Council will hold a Public Hearing for this item on Monday, April 27, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall located at 5335 8th Street, Zephyrhills, Florida 33542 to consider transmittal of the proposed Comprehensive Plan amendment to the State Land Planning Agency and other reviewing agencies pursuant to Section 163.3184, Florida Statutes.

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

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

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

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

April 17, 2026

26-00839P

--- ESTATE ---

FIRST INSERTION

**PTC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REQUEST FOR PROPOSALS
PASCO TOWN CENTER Double Branch Parkway North
Pasco County, Florida**

PTC Community Development District ("District" or "CDD"), located in Pasco County, Florida, hereby announces that it is soliciting proposals to provide labor, materials, equipment and construction services in connection with the development of the Pasco Town Center, Double Branch Parkway North in accordance with the District's capital improvement plan. This project primarily consists of site work, which consists of constructing, among other things, roads, utilities, including but not limited to water, sewer, potable water, pump station and related utility improvements, stormwater improvements, earthwork and grading, demolition, traffic signalization, landscape and irrigation and other improvements necessary for the planned community development (the "Project").

The "Project Manual," consisting of instructions to Proposers, technical information, contract forms, Proposal forms, construction plans, and other materials, will be available at the Pre-Bid Meeting scheduled Tuesday, April 21, 2026 at 10:00 A.M. (EDT) at the offices of Water Resource Associates, LLC, 12363 Hampton Park Boulevard, Tampa, Florida 33624 or before such meeting upon request from Joseph Cimino, P.E., at jcimino@wraengineering.com. The Pre-Bid Meeting is mandatory and may be attended in person or virtually. Please contact Joseph Cimino, P.E. to be added to the pre-bid meeting communication and to request a MS Teams link to virtually attend the Pre-Bid Meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the Proposal Deadline (defined herein), and to provide notice of such changes only to those Proposers who have provided their contact information to the District Engineer via e-mail at jcimino@wraengineering.com.

An interested firm must hold all required local, state and federal licenses in good standing, and be authorized to do business in Pasco County and the State of Florida. An interested firm must demonstrate a minimum of \$5 million in bonding capacity and have successfully completed at least five similar public infrastructure projects in the last three years exceeding two million dollars each, with at least two projects in Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

Firms desiring to provide services for the Project must submit an original copy and one (1) electronic copy (PDF format and all documents included on a USB flash drive) of the required Proposal no later than Tuesday, May 19, 2026 at 10:00 A.M. (EDT) ("Proposal Deadline"), to the offices of the District Engineer, c/o Water Resource Associates, LLC, 12363 Hampton Park Boulevard, Tampa, Florida 33624 ("District Engineer's Office") (or at an alternative location to be determined and announced).

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "PROPOSAL FOR PASCO TOWN CENTER DOUBLE BRANCH PARKWAY NORTH OF PTC CDD PROJECT." The District reserves the right to return unopened to the Proposer any Proposals received after the time and date stipulated above. Each Proposal shall remain binding for a minimum of one hundred twenty (120) days after the Proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all Proposals, make modifications to the work, award the contracts in whole or in part with or without cause, and waive minor or technical irregularities in any Proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of posting of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$150,000. In the event the protest is successful, the protest bond shall be refunded to the protester. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver under Chapter 190, Florida Statutes, and other law.

The successful Proposer will be required upon award to furnish payment and performance bonds for one hundred twenty five percent (125%) of the value of the contract, with an A.M. Best rated surety carrier having a rating of A-VII or better (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held at the Proposal Deadline and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Water Resource Associates, LLC, the Joseph Cimino, P.E., at jcimino@wraengineering.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A MS Teams link will be provided to all proposers that receive a Project Manual so that Proposers, any member of the Board Supervisor or staff member or the public can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodation to participate in this meeting is asked to advise the District Engineer's Office at (813) 265-3130, at least three (3) business days before 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 assistance in contacting the District Engineer's Office.

Any and all questions relative to this procurement shall be directed in writing by e-mail only to Water Resource Associates, LLC, the District Engineer at jcimino@wraengineering.com with e-mail copies to jennifer@cdlawyers.com, grace@cdlawyers.com and lansfordj@whhassociates.com. No phone inquiries.

April 17, 2026

26-00836P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025 CA 001312**

**CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, VS.**

**DONALD HAMOR JR. A/K/A
DONALD HAMOR; UNKNOWN
SPOUSE OF DONALD HAMOR JR.
A/K/A DONALD HAMOR;
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 31, 2026 in Civil Case No. 2025 CA 001312, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and DONALD HAMOR JR. A/K/A DONALD HAMOR; UNKNOWN SPOUSE OF DONALD HAMOR JR. A/K/A DONALD HAMOR; 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 14, 2026

at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 393, ORANGEWOOD VILLAGE UNIT EIGHT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 65, 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 2nd day of April, 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: Digitally signed by Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-3755B
April 17, 24, 2026 26-00795P

SECOND INSERTION

**NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY**

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

**Case#: 2024CA001962CAAXES
DIVISION: Y**

**United Wholesale Mortgage, LLC
Plaintiff, -vs-**

**Alex Omar Dominguez Rivera a/k/a
Alex Dominguez; Natalie Garcia Pagan;
Edwin Dominguez; GoodLeap,
LLC; Guardian Solar, LLC d/b/a
Guardian Solar; Abbott Park
Homeowners Association, Inc.;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through,
under and against the above named
Defendant(s); Unknown Parties in
Possession #2, if living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).**

TO: Edwin Dominguez: 7855 Davie Ray Drive, Zephyrhills, FL 33540
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 46, BLOCK 9, ZEPHYR LAKES SUBDIVISION PHAS-

ES 1A, 2A, 2B, AND 4A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 80, PAGE 37, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 7855 Davie Ray Drive, Zephyrhills, FL 33540.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before May 18, 2026 and file the original with the clerk of this Court either before with 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 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.

WITNESS my hand and seal of this Court on the 8 day of April, 2026.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) By: Shakira Ramirez Pagan
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-331503 FCOI CEN
April 17, 24, 2026 26-00801P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000235
IN RE: ESTATE OF
THOMAS LONGSJO,
Deceased.**

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

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

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. 732.211, Florida Statutes.

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

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

The date of first publication of this notice is: April 17, 2026.

BARBARA LONGSJO**Personal Representative**

845 Seven Hills Drive
Henderson, NV 89052

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550
Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

April 17, 24, 2026 26-00811P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-479
IN RE: ESTATE OF
FRANCINE M. METTEVELIS
AKA FRANCINE MARIE
METTEVELIS
Deceased.**

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

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

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

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

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 17, 2026.

Deborah M. Urso**Personal Representative**

11401 Stansberry Drive
Port Richey, FL 34668

Wayne R. Coulter

Attorney for Personal Representative

Email Address:

info@delzercoulter.com

Florida Bar No. 114585

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

April 17, 24, 2026 26-00810P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026CP000511CPAXW
IN RE: ESTATE OF
JOSEPH RICHARD LACOSTE,
DECEASED.**

The administration of the estate of JOSEPH RICHARD LACOSTE, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The name and address 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 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 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 17, 2026.

Personal Representative:

MARY ELIZABETH LACOSTE

5858 Central Ave

St. Petersburg, FL 33707

Attorney for Personal Representative:
11401 Stansberry Drive

C. Hunter Rawls

BATTAGLIA, ROSS, DICUS

& McQUAID, P.A.

5858 Central Ave.

St. Petersburg, FL 33707

(727) 381-2300

FBN: 59432

Primary Email: hrawl@brdwlaw.com

Secondary Email:

probatecasemgr@brdwlaw.com

April 17, 24, 2026 26-00808P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025CP002111CPAXES

IN RE: ESTATE OF

CHARLES WESLEY WATLER

A/K/A CHARLES WATLER

Deceased.

The administration of the estate of Charles Wesley Watler a/k/a Charles Watler, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 3188 PGA Blvd., Palm Beach Gardens, FL 33410. The names and addresses of the personal representatives and the personal representatives' 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 17, 2026.

Personal Representatives:

Stephen Elsworth Watler

PO Box 2188

George Town, Grand Cayman,

Cayman Islands KY1-1105

Christopher Wesley Watler

PO Box 2188

George Town, Grand Cayman,

Cayman Islands KY1-1105

Attorney for Personal Representatives:

Comiter Singer Baseman & Braun, LLP

3825 PGA Boulevard, Suite 701

Palm Beach Gardens, FL 33410

Telephone: (561) 626-2101

Andrew R. Comiter, Esq.

Florida Bar Number: 064763

Antonio P. Romano, Esq.

Florida Bar Number: 113092

E-Mail:

legal-service@comitersinger.com

Secondary E-Mail:

acomiter@comitersinger.com

aromano@comitersinger.com

April 17, 24, 2026 26-00809P

--- ESTATE ---

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. 2025CA000973 Freedom Mortgage Corporation, Plaintiff, vs. Margie Cain, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000973 of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Margie Cain; Unknown spouse of Margie Cain are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 28th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2046, UNIT 10 OF THE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID: 06-24-18-0040-00002-0460
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. 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 8th day of April 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff

4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00452
April 17, 24, 2026 26-00797P

FIRST INSERTION

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

CASE NO. 2025CA002664CAAXWS CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM1, Plaintiff, vs. ASAM PROPERTIES LLC; YINAN ZHAO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 31, 2026 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on MAY 14, 2026 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida:

LOT 16, BLOCK "A", GRAND VIEW PARK ESTATES, UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 7, PAGE 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7305 Dianne Dr, New Port Richey, FL 34652

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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: April 7, 2026

/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
April 17, 24, 2026 26-00796P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000441 Division CPAXES IN RE: THE ESTATE OF JOHN F. CLARK A/K/A JOHN FRANCIS CLARK Deceased

The administration of the estate of JOHN F. CLARK a/k/a JOHN FRANCIS CLARK, deceased, whose date of death was February 1, 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, 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 17, 2026.

Personal Representative:
/s/ Bernice Wilson

BERNICE WILSON
1649 O'Fallon Drive
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO
Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmldlaw.com
Secondary E-Mail:
denise@hbmldlaw.com
April 17, 24, 2026 26-00852P

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. 2026CA000764CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THOMAS ANDREW RAY, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF DERRICK J RAY, 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 for Foreclosure of Mortgage on the following described property: LOT 1332, ALOHA GARDENS UNIT ELEVEN-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 117 AND 118, 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 McCalla Rayermer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 18, 2026, a date which is within thirty (30) days from

the first publication, 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 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 this Court this 14th day of April, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-15191FL
April 17, 24, 2026 26-00847P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-522 IN RE: ESTATE OF ROBERT HARRY CHARLES HAIGHT AKA ROBERT H.C. HAIGHT Deceased.

The administration of the estate of Robert Harry Charles Haight aka Robert H.C. Haight, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 17, 2026.

Cynthia Eileen Haight
Personal Representative

8100 Anna Avenue
Warren, MI 48093
Rebecca C. Bell
Attorney for Personal Representative
Email Address:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
April 17, 24, 2026 26-00854P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-003044 TOORAK CAPITAL PARTNERS, LLC, Plaintiff, vs. N&B 3031 LLC, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on February 25, 2026, in Case No. 2024-CA-003044, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein TOORAK CAPITAL PARTNERS, LLC, is Plaintiff, and N&B 3031 LLC, MARCUS SMITH AND PHILLIP O'HARA, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 9th day of June 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 154, LAKEWOOD VILLAS, UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 6480 RUNNEL DRIVE, NEW PORT RICHEY, FL 34653 (the "Property"). together with all existing or subsequently erected or affixed

buildings, improvements and fixtures.

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

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

Dated this 25th day of February 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Ste. 302,
Boca Raton, FL 33431,
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
April 17, 24, 2026 26-00849P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000516 IN RE: THE ESTATE OF LAWSON W. DESO Deceased.

The administration of the estate of Lawson W. Deso, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 17, 2026.

Personal Representative:
Donald G. Deso

4823 Ebbtide Lane #203
Port Richey, FL 34668
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
April 17, 24, 2026 26-00853P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2026CP000425CPAXWS IN RE: THE ESTATE OF STEPHEN R. FELLOWS, Deceased

The administration of the estate of STEPHEN R. FELLOWS, deceased, whose date of death was January 23, 2026, File Number 2026CP-000425CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is April 17, 2026.

Jenny Fellows
Personal Representative
7530 Ivory Terrace
New Port Richey, FL 34655
SYDNEE P. CORAGGIO, Esquire
FBN # 1048836
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
April 17, 24, 2026 26-00813P

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. 2024CA000206CAAXES Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, Plaintiff, vs. Reggie Williams, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000206CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 is the Plaintiff and Reggie Williams; Rose Williams; U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-3; Ivy Lake Estates Association, Inc.; Suncoast Crossings Master Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 21st day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 43, BLOCK 4, IVY LAKE ESTATES, PARCEL ONE, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 113, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID: 31-26-18-0040-00400-0430

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. 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 8th day of April 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F03031
April 17, 24, 2026 26-00798P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.:
2026CA000351 CAAXWS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
LEONARDO OROZCO ZAPATA; OLGA YANETH VALENCIA CRUZ A/K/A OLGA VALENCIA CRUZ; UNKNOWN SPOUSE OF LEONARDO OROZCO ZAPATA; UNKNOWN SPOUSE OF OLGA YANETH VALENCIA CRUZ A/K/A OLGA VALENCIA CRUZ; WINDMAR HOME FLORIDA, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).
TO: LEONARDO OROZCO ZAPATA; UNKNOWN SPOUSE OF LEONARDO OROZCO ZAPATA; OLGA YANETH VALENCIA CRUZ A/K/A OLGA VALENCIA CRUZ; UNKNOWN SPOUSE OF OLGA YANETH VALENCIA CRUZ A/K/A OLGA VALENCIA CRUZ
LAST KNOWN ADDRESS: 3300 Briar Cliff Dr., Holiday, FL 34691
ALSO ATTEMPTED AT: 28 N JOHN ST., ORLANDO, FL 32835; 6727 S LOIS AVE., APT 808, TAMPA, FL 33616

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 517, BEACON SQUARE UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 3300 Briar Cliff Dr., Holiday, FL 34691
has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before MAY 18TH, 2026 (no later than 30 days

from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

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

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

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this April 13, 2026

CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-103144-F00
April 17, 24, 2026 26-00845P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: **2025 CA 002075**
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
MARIELEN SARMIENTO; FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 5, 2026 in Civil Case No. 2025 CA 002075, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff, and MARIELEN SARMIENTO; FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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 20, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 103 AND THE WEST 3.5 FEET OF LOT 102, EXECUTIVE WOODS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a 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 8th day of April, 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
FBN: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2651B
April 17, 24, 2026 26-00842P

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. **2025CA001865CAAXES**
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.
SARA KARINA WATLINGTON A/K/A SARA WATLINGTON AND SEAN EDWARD WATLINGTON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 04, 2026, and entered in 2025CA001865CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and SARA KARINA WATLINGTON A/K/A SARA WATLINGTON; SEAN EDWARD WATLINGTON; EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 04, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 12, EPPERSON RANCH SOUTH PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 73, PAGES 122, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 7697 TUSCAN BAY CIR, 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 14 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
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-272852 - MaS
April 17, 24, 2026 26-00857P

FIRST INSERTION

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

CASE NO.: **2025CA002927CAAXES**
HANDCART & OVERPASS, LLC, a Florida limited liability company Plaintiff, v.

A.E. BURGIN; ROY H. LAIRD; VERABANK, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE U/W OF ANNIE LAIRD FBO THE ROY H. LAIRD MEMORIAL HOSPITAL FOUNDATION; C.J. DAVIDSON; W.J. WEAVER; ALDEN COFFEY; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; DR. J.F. MCVEIGH; THE BISHOP QUIN FOUNDATION, a Texas corporation; METHODIST CHILDREN'S HOME, successor to METHODIST HOME FOUNDATION, a Texas corporation; MEREKEN LAND AND PRODUCTION COMPANY, a Texas corporation, also known as MEREKEN LAND & PRODUCTION COMPANY, a Texas corporation, formerly known as CARTER FOUNDATION PRODUCTION COMPANY; JPMORGAN CHASE BANK, N.A. AS AGENT FOR SINGIN' HILLS MINERALS, LTD. UNDER AGREEMENT DATED 5/14/2008; and all unknown persons, if alive and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on April 8, 2026, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 2025CA002927CAAXES, the undersigned Clerk will sell the subsurface oil, gas, hydrocarbon and other mineral rights, including royalties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,

EXHIBIT A
Legal Description
The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:
Lot 2, Neukom Subdivision, an unrecorded subdivision, being more particularly described as follows: For a point of reference commence at the Northeast corner of Section

31, Township 25 South, Range 21 East, Pasco County, Florida; thence South 00°10'15" West, along the East Boundary of the Northeast 1/4 of said Section 31, a distance of 669.38 feet to a point on the Southerly maintained right-of-way line of Fairview Heights Road; thence South 89°55'44" West, along said right-of-way line, a distance of 2624.89 feet to a point on the Easterly maintained right-of-way line of Handcart Road; thence South 00°11'37" West, along said right-of-way line, a distance of 320.59 feet for a Point of Beginning; thence continue South 00°11'37" West, along said right-of-way line a distance of 310.00 feet; thence South 89°55'59" East, a distance of 703.68 feet; thence North 00°11'35" East, a distance of 310.00 feet; thence North 89°55'59" West, a distance of 703.68 feet to the Point of Beginning. Subject to a perpetual right-of-way easement over and across the West 35.00 feet thereof.

at public sale, to the highest and best bidder for cash on THURSDAY, MAY 21, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Leonard H. Johnson, Esquire / FNB 319961
Sheada Madani, Esquire / FBN 10567
JOHNSON POPE BOKOR RUPPEL & BURNS LLP
400 North Ashley Drive, Suite 3100
Tampa, Florida 33602
Telephone: (813) 2250-2500
Primary: lenj@jpfirm.com
Secondary: sheadam@jpfirm.com
Attorneys for Plaintiff
www.jpfirm.com
April 17, 24, 2026 26-00800P

FIRST INSERTION

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

CASE NO.: **25-CA-003628**
CITY OF NEW PORT RICHEY, Plaintiff, v.
SPRING BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 30, 2026 and entered in Case No. 25-CA-003628 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Spring Beach, LLC, a Florida limited liability company is/are the Defendant(s). Nikki Alvarez-Sowles will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on May 6, 2026 the following described properties set forth in said Final Judgment to wit:

LOT 65, TOWN AND COUNTRY VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property No.: 08-26-16-0180-00000-0650
Address: 5619 Leisure Ln,
New Port Richey, FL 34652

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the

property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 in Pasco County, Florida, on April 13, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Attorney for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
April 17, 24, 2026 26-00851P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: **2023-CA-003002 WS**
DIVISION: **J3/J7**
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
JONAH ALEXANDER KAROUNOS AKA JONAH A. KAROUNOS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 16, 2026, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the May 19, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 5145 MANOR DR NEW PORT RICHEY FL 34652

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 07 day of April, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/22-001432
April 17, 24, 2026 26-00841P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.

2025CA003364CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
WILLIAM GEREN A/K/A WILLIAM FRANKLIN GEREN A/K/A WILLIAM B GEREN A/K/A WILLIAM P GEREN A/K/A WILLIAM F GEREN A/K/A WILLIAM F GREEN A/K/A BILL B GEREN A/K/A FRANK GEREN, et al., Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on MARCH 31, 2026, in the above-styled cause, NIKKI ALVAREZ-SOWLES, ESQ., PASCO County Clerk of Court, shall sell to the highest and best bidder for cash on JUNE 1, 2026, at 11:00 A.M., at www.pasco.realforeclose.com, the following described property:

LEGAL DESCRIPTION: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO, FLORIDA, TO-WIT: LOT 534 EMBASSY HILLS UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 119 AND 120, OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA.
Property Address: 7414 INGLE-SIDE DR, PORT RICHEY, FL 34668

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

AMERICANS WITH DISABILITIES. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, (352) 521-4542 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated April 6, 2026.
/s/ Michelle De Leon
Michelle De Leon, Esq.
Hill Wallack, LLP
Attorneys for Plaintiff
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax: (609) 452-1888
Email:
mdeleon@hillwallack.com FL
FL Bar # 68587
4931-6557-9166, v. 4
April 17, 24, 2026 26-00799P

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

1V18237_V12

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT KACEE NOEL MONTS DE OCA AND LEISURE HILLS, INC.

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

Case No.: 2026CA000141CAAXES
Division: Civil

Planet Home Lending, LLC

Plaintiff, -vs-
William Paulus, et al.
Defendants.

To:
KACEE NOEL MONTS DE OCA
17721 DRAYTON STREET
SPRING HILL, FL 34610
UNITED STATES OF AMERICA
LEISURE HILLS, INC.

ATTENTION:
LEGAL DEPARTMENT
6909 BEACH BOULEVARD
HUDSON, FL 34667

UNITED STATES OF AMERICA

and all parties claiming interest by, through, under or against Defendant(s) KACEE NOEL MONTS DE OCA AND LEISURE HILLS, INC., and all parties having or claiming to have any right, title or interest in the property herein described;

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

The following described land, situate, lying and being in Pasco, Florida, to-wit:

Tract 157 of the Unrecorded Plat of Leisure Hills Subdivision being further described as follows: The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 24 South, Range 18 East, Pasco County, Florida: Less the Easterly 25.00 feet thereof for roadway purposes.

Including that manufactured home more specifically described as 2022 Fleetwood The Summit,

Serial No. 26OTS-The Summit-24563U, VIN Nos. FLE260GA2267733A and FLE-260GA2267733B, HUD Labels GEO1597540 and GEO1597541, which has become affixed to and is taxed as real property commonly described as 17721 Drayton Street, Spring Hill, Florida, 34610

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P.O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the 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. DUE ON OR BEFORE MAY 18, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) 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.

WITNESS my hand and seal of this Court on April 14, 2026.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) By: Shakira Ramirez Pagan
Deputy Clerk

CRAIG P. ROGERS,

Plaintiff's Attorney,

P.O. Box 165028,

Columbus, OH 43216-5028

April 17, 24, 2026

26-00848P

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. 2025CA003561CAAXWS
MORTGAGE SOLUTIONS OF COLORADO, LLC,

Plaintiff, vs.

KYLE J VEIT A/K/A KYLE VEIT,

et al.,

Defendant.

To: ASHLEY M. RAMEY A/K/A ASHLEY RAMEY
9911 MENDEL DRIVE,
NEW PORT RICHEY, FL 34654

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 29, BASS LAKE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 107, 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 18, 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, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY

As Clerk of the Court

(SEAL) BY: /s/ Shakira Ramirez Pagan
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

25-12612FL

April 17, 24, 2026

26-00804P

FIRST INSERTION

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

CASE NO.: 2025CA002170CAAXES
LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

ASHLEY THOMAS, et al,

Defendant(s).

To:

ASHLEY THOMAS

Last Known Address:

3405 Santa Rita Ln

Land O Lakes, FL 34639

Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: on or before DEC 03 2018 LOT 1, BLOCK 20, STAGE-COACH VILLAGE PARCEL 8 PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 116 THROUGH 118, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 3405 SANTA RITA LN LAND O LAKES FL 34639

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. DUE ON OR BEFORE MAY 18, 2026.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

WITNESS my hand and the seal of this court on this 9th day of April, 2026.

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: Haley Joyner
Deputy Clerk

Albertelli Law

P.O. Box 23028

Tampa, FL 33623

tna - 24-034523

April 17, 24, 2026

26-00794P

FIRST INSERTION

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

CASE NO.: 25-CC-5322

SHADOW RUN COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

BRIAN DAVID COBLE,

SECRETARY OF HOUSING AND

URBAN DEVELOPMENT and

ANY UNKNOWN OCCUPANTS IN

POSSESSION,

Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Lot 82, Less the North 0.67 feet thereof; together with the North 2.67 feet of Lot 83, SHADOW RUN, UNIT 2, according to the plat thereof, recorded in Plat Book 24, Page(s) 33, 34 and 35, of the Public Records of Pasco County, Florida. Property Address: 12519 Holybrook Lane, Hudson, Florida, 34669

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on June 4, 2026..

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner

as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 15th day of April, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF THE CIRCUIT COURT

s/ Stephan C. Nikoloff

Stephan C. Nikoloff

(Steve@associationlawfl.com)

Bar Number 56592

Attorney for Plaintiff

1964 Bayshore Boulevard, Suite A

Dunedin, Florida 34698

Telephone: (727) 738-1100

April 17, 24, 2026

26-00855P

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

Case#: 2025CA003424CAAXWS

DIVISION: J2

Rocket Mortgage, LLC f/k/a Quicken

Loans, LLC

Plaintiff, -vs-

Christopher Scott Zambello a/k/a

Christopher Zambello; Unknown

Spouse of Christopher Scott

Zambello a/k/a Christopher

Zambello; City of New Port Richey,

Florida; Unknown Parties in

Possession # 1, if living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s);

Unknown Parties in Possession

#2, if living, and all Unknown

Parties claiming by, through,

under and against the above named

Defendant(s)

Defendant(s).

TO: Christopher Scott Zambello a/k/a

Christopher Zambello: 5438 Manatee

Point Drive, New Port Richey, FL 34652

and Unknown Spouse of Christopher

Scott Zambello a/k/a Christopher

Zambello: 5438 Manatee Point Drive,

New Port Richey, FL 34654

Residence unknown, if living, including any unknown spouse of the said

Defendants, if either has remarried and if either or both of said Defendants are

dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other

persons claiming by, through, under or against the named Defendant(s);

and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more

particularly described as follows:

LOT 4, SUNSET POINT ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 8, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 5438 Manatee Point Drive, New Port Richey, FL 34652.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before May 18th, 2026 and file the original with the clerk of this Court either before with 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 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.

WITNESS my hand and seal of this Court on the 9th day of April, 2026.

Nikki Alvarez-Sowles, Esq.

Circuit and County Courts

(SEAL) By: Haley Joyner

Deputy Clerk

LOGS LEGAL GROUP LLP,

Attorneys for Plaintiff,

750 Park of Commerce Blvd.,

Suite 130,

Boca Raton, FL 33487

25-333744 FCOI CXE

April 17, 24, 2026

26-00802P

FIRST INSERTION

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

CASE NO.:

2024CA000126CAAXES

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC.,

Plaintiff, v.

UNKNOWN HEIRS, CREDITORS,

DEVISEES, BENEFICIARIES,

GRANTEES, ASSIGNEES,

LIENORS, TRUSTEES, AND ALL

OTHER PARTIES CLAIMING

AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF CLAYTON R.

MILLIGAN, DECEASED;

MARC CLAYTON MILLIGAN,

AS POTENTIAL HEIR TO

THE ESTATE OF CLAYTON R.

MILLIGAN; ASHLEY ELIZABETH

STOLLINGS F/K/A ASHLEY

MILLIGAN, AS POTENTIAL HEIR

TO THE ESTATE OF CLAYTON

R. MILLIGAN; SHANE WARD,

AS POTENTIAL HEIR TO THE

ESTATE OF DORIS SMITH

BRYAN; RICHARD BRYAN,

AS POTENTIAL HEIR TO THE

ESTATE OF DORIS SMITH

BRYAN; PHYLLIS SCHWARTZ

AS POTENTIAL HEIR TO

THE ESTATE OF CLAYTON R.

MILLIGAN; ALL UNKNOWN

PARTIES CLAIMING INTERESTS

BY, THROUGH, UNDER OR

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT,

TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED;

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendant.

NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment dated

April 1, 2026 entered in Civil Case No.

--- ACTIONS / SALES ---

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. 2026CA000224CAAXES
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
JIMMY FRANK WILLIAMS, II
AND JOANNA RENEE WILLIAMS,
et. al.

Defendant(s),
TO: JOANNA RENEE WILLIAMS,
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 fore-
closed herein.

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

LOT 1, BLOCK 68, AVALON
PARK WEST-NORTH PHASES
2, 4, 5, 6 & 7, ACCORDING TO
THE PLAT AS RECORDED IN
PLAT BOOK 90, PAGES 11, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before May 18,
2026 / (30 days from Date of First Pub-
lication of this Notice) and file the origi-
nal 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 provi-
sion of certain assistance. Please con-
tact: 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 appear-
ance, or immediately upon receiving this
notification if the time before the sched-
uled appearance is less than seven days.
The court does not provide transporta-
tion and cannot accommodate such re-
quests. Persons with disabilities needing
transportation to court should contact
their local public transportation provid-
ers for information regarding transporta-
tion services.

WITNESS my hand and the seal of
this Court this April 15, 2026.

(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
BY: Shakira Ramirez Pagan
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-375511
April 17, 24, 2026 26-00856P

FIRST INSERTION

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

CASE NO.: 2026-CA-000029
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
KIMBERLY ELIZABETH
TYBURSKI N/K/A KIMBERLY
ELIZABETH SCHULTZ, et al.,
Defendants.

TO:
Jason Tyburski
34940 Long Island Ct
Zephyrhills, FL 33541
Jason Tyburski
7806 Emerson Hill Cir, Unit 207
Zephyrhills, FL 33540
Jason Tyburski
6582 Wagon Trail St.
Zephyrhills, FL 33541
Jason Tyburski
5145 Light Way, Unit 101
Zephyrhills, FL 33541
Jason Tyburski
8210 68th Way N.
Pinellas Park, FL 33781
Unknown Spouse of Jason Tyburski
34940 Long Island Ct
Zephyrhills, FL 33541
Unknown Spouse of Jason Tyburski
7806 Emerson Hill Cir, Unit 207
Zephyrhills, FL 33540
Unknown Spouse of Jason Tyburski
6582 Wagon Trail St.
Zephyrhills, FL 33541
Unknown Spouse of Jason Tyburski
5145 Light Way, Unit 101
Zephyrhills, FL 33541
Unknown Spouse of Jason Tyburski
4940 Willow Ridge Ter.
Valrico, FL 33596
Jason Tyburski
8210 68th Way N.
Pinellas Park, FL 33781

Unknown Spouse of Jason Tyburski
7806 Emerson Hill Cir, Unit 207
Zephyrhills, FL 33540

Unknown Spouse of Jason Tyburski
4940 Willow Ridge Ter.
Valrico, FL 33596

Unknown Spouse of Jason Tyburski
8210 68th Way N.
Pinellas Park, FL 33781
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property in Pasco
County, Florida:

Lot 18, Block 10, CHAPEL
CREEK PHASE 1A, according
to the map or plat thereof re-
corded in Plat Book 62, Pages
134 through 148, inclusive, of the
Public Records of Pasco County,
Florida.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, on Anthony R. Smith,
Esquire, the Plaintiff's attorney, whose
address is Tiffany & Bosco, P.A., 1201 S.
Orlando Ave, Suite 430, Winter Park,
FL 32789, on or before thirty (30) days
from the date of first publication of this
Notice, and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or imme-
diately thereafter; or a default will be
entered against you for the relief de-
manded in the complaint. DUE ON OR
BEFORE MAY 18TH, 2026

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

IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Pasco Coun-
ty, Florida, this 13th day of April, 2026
Nikki Alvarez-Sowles
as Clerk of the Circuit Court of Pasco
County, Florida
By: Haley Joyner
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
April 17, 24, 2026 26-00850P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP000045
In Re: The Estate of
PAUL M. LYMAN JR,
Deceased.

The administration of the estate of
PAUL M. LYMAN JR, deceased, whose
date of death was October 28, 2025, is
pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 7530 Little Rd, New
Port Richey, FL 34654. The names and
addresses of the personal representa-
tives and the personal representatives'
attorney are set forth below.

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

All other creditors of the decedent
and other persons having claims or
demands against the decedent's estate
must file their claims with 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 FOREV-
ER 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 17, 2026.

Personal Representative:
PATRICK M. LYMAN
8362 Dunham Station Dr
Tampa, FL 33647

AND/OR
ANDREW P. LYMAN
1170 S Country Club,
Niskayuna, NY 12309

Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
April 17, 24, 2026 26-00812P

FIRST INSERTION

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

CASE NO. 2025CA003913CAAXES
Wells Fargo Bank, N.A.
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of David
M. Jeffery a/k/a David Michael Jeffrey,
Deceased; Darleen Yvonne Jeffery
a/k/a Darlene Y. Jeffery a/k/a
Darleen Hagan
Defendants.

TO: Darleen Yvonne Jeffery a/k/a
Darlene Y. Jeffery a/k/a Darleen Hagan
Last Known Address: 17925 Student
Acres Street, Spring Hill, FL 34610
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 Plain-
tiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL
33634, within thirty (30) days of the
first date of publication on or before
May 4, 2026, and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

THIS NOTICE SHALL BE PUB-
LISHED 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 provi-
sion of certain assistance. Please con-
tact 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 sched-
uled 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 31, 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 17, 24, 2026 26-00843P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000434CAAXES
WELLS FARGO BANK, NA
Plaintiff, v.
KIMBERLEE BRIANNA WARE
A/K/A KIMBERLEE WARE, ET AL.
Defendants.

TO: JUSTIN AMIR WARE A/K/A
JUSTIN WARE, A MINOR,
Current residence unknown, but whose
last known address was: C/O SQUAD
WARE, AS PARENT AND NATURAL
GUARDIAN, 18728 MILTON KEYNES
CT, LAND O LAKES, FL 34638
TO: KIMBERLEE BRIANNA WARE
A/K/A KIMBERLEE WARE,
Current residence unknown, but whose
last known address was: 1150 BRIAR-
CLIFF CT NE, APT 4, ATLANTA, GA
30306
TO: NORA ASHLEY WARE A/K/A
NORA WARE, A MINOR,
Current residence unknown, but whose
last known address was: C/O SQUAD
WARE, AS PARENT AND NATURAL
GUARDIAN, 18728 MILTON KEYNES
CT, LAND O LAKES, FL 34638

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

LOT 4 IN BLOCK J OF CON-
CORD STATION PHASE 2
UNIT C REPLAT, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
67, PAGE 5, OF THE PUBLIC
RECORDS PASCO COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or be-
fore MAY 18, 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,
FL 34654, Phone: 727.847.8110 (voice)
in New Port Richey; 352.521.4274, ext
8110 (voice) in Dade City Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days.

WITNESS my hand and seal of the
Court on April 14, 2026.

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

1000010970
April 17, 24, 2026 26-00844P

FIRST INSERTION

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

CASE NO. 2025CA003171CAAXWS
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
CAROL LYNNE LAUER, et. al.

Defendant(s),
TO: CAROL LYNNE LAUER,
UNKNOWN SPOUSE OF CAROL
LYNNE LAUER,
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 fore-
closed herein.

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

LOT 290, HOLIDAY GAR-
DENS ESTATES UNIT TWO,
AS PER PLAT RECORDED IN
PLAT BOOK 11 AT PAGES 22
AND 23 OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before May 18th,
2026 / (30 days from Date of First Pub-
lication of this Notice) and file the origi-
nal 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 provi-
sion of certain assistance. Please con-
tact: 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 appear-
ance, or immediately upon receiving this
notification if the time before the sched-
uled appearance is less than seven days.
The court does not provide transporta-
tion and cannot accommodate such re-
quests. Persons with disabilities needing
transportation to court should contact
their local public transportation provid-
ers for information regarding transporta-
tion services.

WITNESS my hand and the seal of
this Court at Pasco County, Florida, this
9th day of April, 2026.

(SEAL) Nikki Alvarez-Sowles
CLERK OF THE CIRCUIT COURT
BY: Haley Joyner
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-334787
April 17, 24, 2026 26-00805P

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

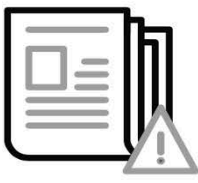
Business Observer

LV20906_V12



**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.



**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

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION

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

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 SAN-
TIAGO,
Whose Residence Is: 10361 Dylan St,
Apt. 1037, Orlando, FL 32825-4886
and who is evading service of pro-
cess and all parties claiming an inter-
est by, through, under or against the
Defendant(s), who are not known to be
dead or alive, and all parties having or
claiming to have any right, title or in-
terest in the property described in the
mortgage being foreclosed herein.
TO: 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 fore-
closed herein.

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

LOT 1360-A, BEACON
SQUARE UNIT 11-C, ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 9,
PAGE 90, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before 4/27/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or im-
mediately 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 provi-
sion of certain assistance. Please con-
tact: 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 appear-
ance, or immediately upon receiving this
notification if the time before the sched-
uled appearance is less than seven days.
The court does not provide transporta-
tion and cannot accommodate such re-
quests. Persons with disabilities needing
transportation to court should contact
their local public transportation provid-
ers for information regarding transpor-
tation 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: fmail@raslg.com
25-382712
April 10, 17, 2026 26-00744P

SECOND 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 C.
HETRICK; UNKNOWN
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 MI-
CHAEL MARTINEZ
Last Known Address
15735 GIFFORD LN
SPRING HILL, FL 34610
UNKNOWN SPOUSE OF PHILIP
MARTINEZ A/K/A PHILIP M. MAR-
TINEZ A/K/A PHILIP MICHAEL
MARTINEZ
Last Known Address
15735 GIFFORD LN
SPRING HILL, FL 34610
LYNDSEY HETRICK A/K/A LYND-
SEY 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. HET-
RICK A/K/A LYNDSEY CARLY HET-
RICK
Last Known Address
15735 GIFFORD LN
SPRING HILL, FL 34610
UNKNOWN TENANT #1 IN POSSES-
SION OF THE PROPERTY
Last Known Address
15735 GIFFORD LN
SPRING HILL, FL 34610
UNKNOWN TENANT #2 IN POSSES-
SION 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 fol-
lowing described property:

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

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, TOWN-
SHIP 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 PAS-
CO

has been filed against you and you are
required to serve a copy of you writ-
ten 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 publica-
tion 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 im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2.065.

IN ACCORDANCE WITH THE
AMERICANS WITH DISABILITIES
ACT, if you are a person with a disabili-
ty 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing im-
paired call 711. The court does not pro-
vide transportation and cannot accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion 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

SECOND 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 BARNES A/K/A
JONATHAN JOSEPH BARNES,
et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST ON THE ES-
TATE OF JONATHAN J. BARNES
A/K/A JONATHAN BARNES A/K/A
JONATHAN JOSEPH BARNES
8501 SUNNYDALE DR,
HUDSON, FL 34667
UNKNOWN SPOUSE OF JONA-
THAN J. BARNES A/K/A JONATHAN
BARNES A/K/A JONATHAN JO-
SEPH BARNES
8501 SUNNYDALE DR,
HUDSON, FL 34667
UNKNOWN SPOUSE OF EMILIO A.
PEREZ
8501 SUNNYDALE DR,
HUDSON, FL 34667

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

LOT 38, UNRECORDED SUN-
NYDALE, MORE PARTICU-
LARLY DESCRIBED AS FOL-
LOWS:

COMMENCE AT THE
NORTHWEST CORNER OF
LOT 8, BLOCK 7, GULF COAST
ACRES UNIT# 2, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 5, PAGE 85,
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLOR-
IDA, AND RUN THENCE
EAST ALONG THE NORTH
BOUNDARY THEREOF A DIS-
TANCE 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 MIN-
UTES 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 DE-
GREES 04 MINUTES 40 SE-
CONDS WEST A DISTANCE OF
78.96 FEET TO THE POINT OF
BEGINNING.

SUBJECT TO AN INGRESS,
EGRESS, AND UTILITY EASE-
MENT OVER THE SOUTH 15
FEET THEREOF; AND SUB-
JECT 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 writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 on or before
MAY 11, 2026, a date at least thirty (30)
days after the first publication of this
Notice in the (Please publish in BUSI-
NESS OBSERVER) and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.

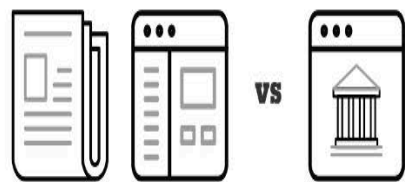
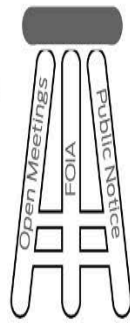
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provi-
sion of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; 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 im-
mediately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transpor-
tation 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

Why Public Notice Should Remain in Newspapers

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

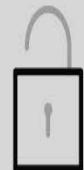


This is not about "newspapers vs the internet".

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

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would
reduce the presence of public notices on the internet



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

**prevent government
officials from hiding
information**

they would prefer the public not to see

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 SAN-
DRA 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 in-
sured by the United States Secretary
of Housing and Urban Development
(the Secretary) pursuant to the Na-
tional 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 Bor-
rower, and the outstanding balance re-
mains 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 de-
linquent as of September 16, 2025, is
\$319,373.20; and

WHEREAS, by virtue of this de-
fault, the Secretary has declared the
entire amount of the indebtedness se-
cured by the Mortgage to be immedi-
ately 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 desig-
nation of me as Foreclosure Commis-
sioner, recorded on March 11, 2026 in
Book 11379, Page 3061, notice is here-
by given that on May 5, 2026 at 2:00
P.M., EDT local time, all real and per-
sonal property at or used in connection
with the following described premises
("Property") will be sold at public auc-
tion to the highest bidder:

LOT 738, WOODWARD VIL-
LAGE UNIT 2-A, ACCORD-
ING TO PLAT THEREOF RE-
CORDED 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 en-
trance to the Pasco County East Cour-
thouse, 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, ex-
cept 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 fore-
closure sale.

When making their bids, all bidders
except the Secretary must submit a de-
posit 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 de-
posit of \$33,467.78 must be presented
before the bidding is closed. The de-
posit 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 deter-
mine 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 exten-
sion of time within which to deliver the
remainder of the payment. All exten-
sions will be for 15-day increments for a
fee of \$500.00, paid in advance. The ex-
tension fee shall be in the form of a cer-
tified or cashier's check made payable to
the Secretary of HUD. If the high bid-
der closes the sale prior to the expira-
tion of any extension period, the unused
portion of the extension fee shall be ap-
plied 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 com-
missioner 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 high-
est 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 accor-
dance with the terms of the sale as pro-
vided herein. HUD does not guarantee
that the property will be vacant.

The scheduled foreclosure sale shall
be cancelled or adjourned if it is estab-
lished, by documented written applica-
tion of the mortgagor to the Foreclosure
Commissioner not less than 3 days be-
fore 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 mort-
gage had not been accelerated, advertis-
ing costs and postage expenses incurred
in giving notice, mileage by the most
reasonable road distance for posting
notices and for the Foreclosure Com-
missioner's attendance at the sale, rea-
sonable and customary costs incurred
for title and lien record searches, the
necessary out-of-pocket costs incurred
by the Foreclosure Commissioner for
recording documents, a commission for
the Foreclosure Commissioner, and all
other costs incurred in connection with
the foreclosure prior to reinstatement.

Tender of payment by certified or cas-
hier's check or application for cancella-
tion of the foreclosure sale shall be sub-
mitted 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 acknowl-
edged before me this 17 day of March,
2026, by Annalise Hayes DeLuca who
is/are personally known to me, or who
has/have produced ___ as identification.
[Seal]
Cynthia Riggins
Notary Public
Apr. 3, 10, 17, 2026 26-00697P

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

SECOND INSERTION

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

CIVIL DIVISION
Case No. 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 dem-
anded in the Complaint.

AMERICANS WITH DISABILITY
ACT If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact 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 be-
fore your scheduled court appearance,
or immediately upon receiving this no-
tification if the time before the sched-
uled 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

SECOND 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 en-
tered 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, WEDGE-
WOOD VILLAGE, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 5,
PAGE 150 OF THE PUBLIC RE-
CORDS 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 be-
ginning 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 im-
mediately upon receiving this notification
if the time before the scheduled appear-
ance 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
1000010869
April 10, 17, 2026 26-00769P

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.
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 MARI-
ANNE HOFER, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS
ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:

LOT 94, TERRACE PARK, PLAT
ONE, ACCORDING TO THE
PLAT THEREOF AS RECORD-
ED 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 MO-
BILE HOME TITLES HAVE
BEEN RETIRED/CANCELLED.
THE MOBILE HOME IS PER-
MANENTLY 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 publi-
cation, otherwise a Judgment may be
entered against you for the relief de-
manded 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 provi-
sion 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 re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than 7 days; if you are hearing impaired
call 711. The court does not provide
transportation and cannot accommo-
date for this service. Persons with dis-
abilities needing transportation to court
should contact their local public trans-
portation providers for information re-
garding 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

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

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

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1120 - Hamlin, Arynn; 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.storagetreasures.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.storagetreasures.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.storagetreasures.com.

11032 - Bunce, Christopher; 11050 - Penning, Lisa; 11082 - Taylor, Stepfhone; 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, Terrianna; 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, Paultette; 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 Sepe, 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.storagetreasures.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.storagetreasures.com.

A0005 - Case, Gordon; A0024 - Backes, Ronald; A0055 - Joachin, Shian; 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 - Buccì, John

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

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

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 - lozada, Isabella; 0C009 - cockrum, Justin; 0C015 - valenzano, Angela; 0C035 - Innocent, Michelet; 0C17 - 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, Jakalia; 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.storagetreasures.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; 461 - Scydick, 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.storagetreasures.com.

1105 - Cobb, Cameron; 1146 - ely, Alyssa; 1152 - Dutcher, Andrew; 1181 - Hicks, Ashley; 1185 - cheverino, Anthony; 1200 - Pacenza, Patricia; 2084 - Shifflett, Christian; 2105 - Zalneraitis, 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, Chris

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

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

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 - Jasin, Rebecca; 3056 - 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.storagetreasures.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.storagetreasures.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, Brittney

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

Time: 02:00 PM

Sale to be held at www.storagetreasures.com.

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

SECOND 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, et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST ON THE ES-
TATE 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 ac-
tion 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 writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff

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

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

WITNESS my hand and the seal of
this Court this 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



What "governmental agencies" can run certain public notices on newspaper websites only?

--- ESTATE ---

SECOND 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 &
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

SECOND 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 & 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

SECOND INSERTION

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

SECOND 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

SECOND 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. Mildenberg, 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. Mildenberg
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

SECOND INSERTION

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

CASE NO: 2025CA004178CAAXWS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
LESLIE J. FLORIO; UNKNOWN SPOUSE OF LESLIE J. FLORIO; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
TO: LESLIE J. FLORIO; UNKNOWN SPOUSE OF LESLIE J. FLORIO; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
LAST KNOWN ADDRESS: 3548 BLOSSOM LAKE DRIVE, HOLIDAY, FL 34691

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

LOT 8, HOLIDAY LAKE ESTATES- UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 3548 Blossom Lake Dr, Holiday, FL 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before MAY 11TH, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or

SECOND 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) 934-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com
April 10, 17, 2026 26-00776P

SECOND INSERTION

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

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

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

THE POINT OF BEGINNING; 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

SECOND INSERTION

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

2025CA004074CAAXWS
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 2.516
eservice@decubaslewis.com
25-05031 - Bidder Number: 9180
April 10, 17, 2026 26-00741P

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

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

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this May 11th, 2026

CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
flservice@flwlaw.com
04-103079-FOO
April 10, 17, 2026 26-00742P

--- PUBLICS / ESTATE / ACTIONS / SALES ---

SECOND 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

--- TAX DEEDS ---

FOURTH 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: Denise Diaz
Deputy Clerk
Mar. 27; Apr. 3, 10, 17, 2026

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

SECOND 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 Devises 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

SECOND 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, 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.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 28, 2026, for United Self Mini Storage - Tarpon at 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 28, 2026, for Castle Keep Mini Storage at 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

A 1986 Mobile Home, VIN S86010FA and S86010FB 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
Facsimile: (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

SECOND INSERTION

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

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

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, 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
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-109823 - EuE
April 10, 17, 2026 26-00773P

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. 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 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 P OINT 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
25-11609FL
April 10, 17, 2026 26-00771P

SECOND INSERTION

Notice of Public Sale

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

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.

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001822 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 Heathe 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
April 10, 17, 2026 26-00745P

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. 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 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 P OINT 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
25-11609FL
April 10, 17, 2026 26-00771P

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Ridge Rd, United of Pasco Self Storage, and U-Stor Zephyrhills Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on April 27, 2026, at the times and locations listed below.

Units contain general household goods unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

UNITED OF PASCO SELF STORAGE

Start: April 27, 2026 10:30 AM EST
End: May 4, 2026 3:00 PM EST
Location: 11214 US Hwy 19 North Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
B152 Christine Block
I1 Lindsey Moran
U-STOR RIDGE RD
Start: April 27, 2026 10:30 AM EST
End: May 4, 2026 3:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
F238 Wayne Anderson
U-STOR ZEPHYRHILLS
Start: April 27, 2026 10:30 AM EST
End: May 4, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
C95 Mary Dean
E4 Joann Lachance
C54 Juan Lopez
A17 Robert Poissant
H4 Lynn Mahon
April 10, 17, 2026 26-00780P

FOURTH 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: Denise Diaz
Deputy Clerk
Mar. 27; Apr. 3, 10, 17, 2026

SECOND 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 unmaturred, 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 unmaturred, 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.

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
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
April 10, 17, 2026 26-00747P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

--- TAX DEEDS / PUBLIC SALES ---

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000005TDAXXX

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

Certificate #: 2108915
Year of Issuance: 06/01/2022

Description of Property:
29-26-16-0540-00000-4010
HOLIDAY GARDENS UNIT 4
PB 9 PG 126 LOT 401 OR 9757
PG 3248

Name(s) in which assessed:
TRI MINH TRUONG

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00616P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000003TDAXXX

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

Certificate #: 1703568
Year of Issuance: 06/01/2018

Description of Property:
10-26-19-0010-0130N-0120
TAMPA DOWNS RANCHETTES
UNREC N1/2 SEC 13 LOT 12 RB
949 PG 1744

Name(s) in which assessed:
JOHN RALPH HURD

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00614P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000013TDAXXX

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

Certificate #: 1703564
Year of Issuance: 06/01/2018

Description of Property:
10-26-19-0010-0120S-0130
TAMPA DOWNS RANCHETTES
UNREC S1/2 SEC 12 LOT 13 RB
811 PG 164

Name(s) in which assessed:
EDWARD D BOURDON

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00622P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000015TDAXXX

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

Certificate #: 1703537
Year of Issuance: 06/01/2018

Description of Property:
10-26-19-0010-0040N-0130
TAMPA DOWNS RANCHETTES
UNREC N1/2 SEC 4 LOT 13 OR
4986 PG 708

Name(s) in which assessed:
RORY VANDINE

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00624P

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000103TDAXXX

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

Certificate #: 2008279
Year of Issuance: 06/01/2021

Description of Property:
14-26-16-0100-00000-1360
ADVERSE POSSESSION FILED:
CYPRESS LAKES UNIT 1 PB 27
PG 130-136 LOT 136

Name(s) in which assessed:
JIPSON A ACOSTA
VILLATORO

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00611P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000014TDAXXX

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

Certificate #: 1703556
Year of Issuance: 06/01/2018

Description of Property:
10-26-19-0010-0110S-0100
TAMPA DOWNS RANCHETTES
UNREC S1/2 SEC 11 LOT 10 RB
757 PG 1282

Name(s) in which assessed:
DAVID A MILLOY
MARABELLE L MILLOY

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00623P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000001TDAXXX

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

Certificate #: 2101357
Year of Issuance: 06/01/2022

Description of Property:
06-26-21-0060-00R00-0000
CHAPEL CREEK PHASE 1A PB
62 PG 134 POR OF TRACT R
DESC AS S89DEG11'33"E 217.58
FT TO POB TH S89DEG11'33"E
407 FT TH ALG ARC CV L
RAD 480 FT CHD BRG & DIST
S11DEG04'55"W 244.39 FT TH
ALG ARC CV R RAD 550 FT CHD
BRG & DIST S02DEG08'32"E
29.27 FT TH ALR ARC CV R
RAD 20 FT CHD BRG & DIST
S38DEG59'46"W 25.50 FT TH
S78DEG36'35"W 25.53 FT TH
S78DEG36'35"W 108.24 FT TH
AL ARC CV R RAD 975 FT CHD
BRG & DIST S84DEG18'17"W
193.51 FT TH W 21.34 FT TH N
340.26 FT TO POB

Name(s) in which assessed:
CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00612P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000006TDAXXX

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

Certificate #: 2105674
Year of Issuance: 06/01/2022

Description of Property:
23-24-16-0300-00000-0220
SUNNYDALE UNREC REPLAT
OF LOT 8 BLK 7 GULF COAST
ACS UNIT 2 PB 5 PG 85 COM
AT A POINT ON NORTH LINE
OF SAID LOT 8 LYING N89DG
55' 20"E 564.35 FT FROM NW
COR OF SAID LOT 8 FOR POB
TH N89DG 55' 20"E 50 FT TH
S00DG 04' 40"E 78.96 FT TH
S89DG 55' 20"W 50 FT TH
N00DG 04' 40"W 78.96 FT TO
POB AKA LOT 22 SLY 15 FT
THEREOF RESERVED FOR
ROAD R/W; TOGETHER WITH
A PERPETUAL EASEMENT
FOR INGRESS & EGRESS OR
5098 PG 1786

Name(s) in which assessed:
JOHN R BETZ

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00617P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000004TDAXXX

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

Certificate #: 2104469
Year of Issuance: 06/01/2022

Description of Property:
06-25-17-0510-00000-4700
LAKEWOOD ACS NO 6 UNREC
PLAT TR 470 DSCB AS: COM
NW COR SEC TH S00DG 49MIN
38"W ALG W LN 1901.03FT TH
S 89DG 23MIN 34"E 225FT TH
S00DG 49MIN 38"W 3100.76FT
TH S71DG 56MIN 33"E
309.58FT TH S89DG 49MIN
07"E 1193.90FT TO POB TH
S89DG 49MIN 07"E 100FT TH
S00DG 49MIN 38"W 200FT TH
N89 DG 49MIN 07"W 100FT TH
N00DG 49MIN 38"E 200FT TO
POB OR 1096 PG 1430

Name(s) in which assessed:
ANTHONY DEFELICE
VENNERA DEFELICE

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00615P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000002TDAXXX

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

Certificate #: 2103539
Year of Issuance: 06/01/2022

Description of Property:
09-25-18-0000-02300-0000
COM AT INTERSECTION OF
EAST LN OF W1/2 OF SW1/4 OF
SEC & SLY R/W LN SR NO 52 TH
NWLY ALG SAID SLY R/W LN
700 FT FOR POB TH NWLY ALG
SAID SLY R/W LN 130 FT TH
SOUTH PARALLEL TO EAST
LN OF W1/2 OF SW1/4 OF SEC
350 FT TH SELY TO POINT BE-
ING 350 FT SOUTH OF POB TH
NORTH 350 FT TO POB

Name(s) in which assessed:
THOMAS F BARRETT

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00613P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000022TDAXXX

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

Certificate #: 1703539
Year of Issuance: 06/01/2018

Description of Property:
10-26-19-0010-0050S-0060
TAMPA DOWNS RANCHETTES
UNREC PLAT S1/2 SEC LOT 6
OR 825 PG 76

Name(s) in which assessed:
MORLEY R LINSKOTT
ANTHONY J AMITRANO
EVANGELINE LINSKOTT
MORLEY R AND
EVANGELINE LINSKOTT

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00630P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000018TDAXXX

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

Certificate #: 1703614
Year of Issuance: 06/01/2018

Description of Property:
10-26-19-0010-0260S-0120
TAMPA DOWNS RANCHETTES
UNREC S1/2 SEC 26 LOT 12
DSCB AS W 65 FT OF E 405 FT
OF N 1/2 OF S 1/2 OF NW 1/4
OF NW 1/4 OF NW 1/4 OR 1171
PG 434

Name(s) in which assessed:
FRANK R STAPE
LORRAINE M STAPE

All of said property being in the County of Pasco, State of Florida

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

March 11, 20264

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

Mar. 27; Apr. 3, 10, 17, 2026

26-00626P

SECOND INSERTION

NOTICE OF 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 E.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