

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") will hold a Regular Meeting on May 7, 2026 at 11:30 a.m., at Hilton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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.

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 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 24, 2026 26-00877P

FIRST INSERTION

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Epperson Ranch Community Development District (the "District") will be held on Monday, May 4, 2026, at 5:15 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545. The purpose of the meeting is to discuss the planning of the Fiscal Year 2027 Budget.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 536.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Epperson Ranch Community Development District
Heath Beckett, District Manager
(321) 263-0132, Ext. 536
April 24, 2026 26-00878P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on May 13, 2026, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

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://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 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 24, 2026 26-00926P

FIRST INSERTION

Notice of Board of Supervisors Meeting and Security System Shade Meeting of the Seven Oaks Community Development District

The Board of Supervisors (the "Board") of the Seven Oaks Community Development District (the "District") will hold a special meeting and Security System Shade Session on Wednesday, May 6, 2026, at 3:00 p.m. at the Seven Oaks Clubhouse located at 2910 Sports Core Circle, Wesley Chapel, Florida 33544. The previously scheduled regular meeting at 3:00 p.m. will take place immediately following the special meeting.

After the commencement of the special board meeting, the Board will hold a Security System Shade Session, which will be closed to the public, pursuant to the provisions of Section 286.0113(1), Florida Statutes. During the Shade Session, the Board will discuss elements of its security system plans, including but not limited to security system, software, database, etc.

The Security System Shade Session is expected to last for one-half hour (30 minutes). At the conclusion of the Shade Session the Board meeting will be reopened. A copy of the Agenda will be posted on the District's website <https://www.sevenoakscdd.com/> or may be obtained by contacting the District Manager's office via email at leastoria@rizzetta.com or via phone at (888) 208-5008.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public 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.

Lisa Castoria
District Manager
April 24, 2026 26-00882P

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Meadow Pointe II Community Development District ("District") will be held on **Wednesday, May 6, 2026, at 6:30 p.m.** at the **Meadow Pointe II CDD Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543.** The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or (813) 873-7300 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members 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 three (3) business 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) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Lynne Mullins
District Manager
April 24, 2026 26-00880P

FIRST INSERTION

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING TIME CHANGE

Notice is hereby given that the previously scheduled May 7, 2026 Regular Meeting of the Board of Supervisors ("Board") of the Riverwood Estates Community Development District (the "District"), located in Pasco County, Florida, will convene at 10:30 a.m., instead of 9:00 a.m. The meeting will be held at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

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

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

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

District Manager
April 24, 2026 26-00881P

FIRST INSERTION

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MAY MEETING

Notice is hereby given that the previously scheduled May 7, 2026 Regular Meeting of the Board of Supervisors ("Board") of the Whispering Pines Community Development District (the "District"), located in Pasco County, Florida, has been rescheduled to be held on **May 14, 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://whisperingpinescdd.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 this 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 24, 2026 26-00890P

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on May 5, 2026, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained by contacting the District Manager, PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Phone (407) 723-5900.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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

Lynne Mullins
District Manager
April 24, 2026 26-00879P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Parking Rules (the "Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on April 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Deerbrook Community Development District (the "District") on May 26, 2026, at 9:00 a.m. at relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The proposed Parking Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Parking Rules is to provide for efficient and effective District operations of the District' amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida 33614, (813) 944-1001, lhayes@rizzetta.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Lynn Hayes, District Manager
Deerbrook Community Development District
April 24, 2026 26-00888P

FIRST INSERTION

Oakstead Community Development District Notice of Meeting and Public Hearing on Proposed Revisions to Fees for Access Key Fobs for Recreational Facilities

The Oakstead Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing to review and adopt its proposed fee schedule for Access Key Fobs for the use of the District's recreational facilities. This public hearing will take place during the Board's meeting on Wednesday, May 27, 2026, at 6:30 p.m. at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O'Lakes, Florida 34638.

The hearing will be for the purpose of reviewing and setting a fee schedule for the Access Key Fobs that are necessary to gain access to use the District amenities, to provide for efficient and effective District operations. The proposed rates and fees are as follows:

Effective Period	Number of Key Fobs Allowed per Address	Cost Structure
Through September 30, 2026	Maximum of Four (4)	First Two (2) Fobs at no cost; additional Fobs at \$10.00 each
On and after October 1, 2026	Maximum of Four (4)	All Fobs issued at \$10.00 each

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

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

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: <https://www.oaksteadcdd.org/> or by contacting Mark Vega, the District Manager, via email at mvega@inframark.com or via phone at (813) 390-1036.

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

April 24, 2026 26-00889P

FIRST INSERTION

Notice of Time Change for the Regular Meeting Chapel Crossings Community Development District

A regular meeting of the Board of Supervisors of the Chapel Crossings Community Development District previously scheduled to begin at 10:30 a.m., has been rescheduled and will now begin at 5:30 p.m. The meeting will be held on Monday, May 18, 2026, at 5:30 p.m. at the Chapel Crossings Amenity Center located at 31438 Steam Coach Way, Wesley Chapel, FL 33545 to discuss the Agenda and business items of the Chapel Crossings Community Development District.

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 special meeting may be obtained by contacting the District Manager by mail at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, by telephone at 813-873-7300, or by visiting the District's website www.chapelcrossingscdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the special meeting without additional publication notice. There may be occasions when Supervisors or staff will participate by communication media technology.

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

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Christina Newsome,
District Manager
April 24, 2026 26-00925P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules").

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on May 22, 2026, at 11:00 a.m. at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rules.

The summary of, 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 Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Sean Craft
Wiregrass Community Development District
April 24, 2026 26-00891P

FIRST INSERTION

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT Pasco County, Florida

Notice is hereby given that The Preserve at South Branch Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual.

(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 landscape 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 and registered.

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 Tuesday, May 25, 2026, at noon (EST) at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attention: The Preserve at South Branch CDD, District Manager. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of three percent (3%) of contractor's bid amount with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (The Preserve at South Branch Community Development District - Landscape & Irrigation Maintenance) ENCLOSED" on the face of it.

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.

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.

The Preserve at South Branch Community Development District Heath Beckett, District Manager
April 24, 2026 26-00898P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/08/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 FLEE mobile home bearing vehicle identification number DL3N1S3241, and all personal items located inside the mobile home.

April 24; May 1, 2026 26-00928P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/08/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 RICHA mobile home bearing vehicle identification number 260A21AF1067 and all personal items located inside the mobile home.

April 24; May 1, 2026 26-00931P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass II Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules").

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on May 22, 2026, at 11:30 a.m. at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rules.

The summary of, 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 Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Sean Craft
Wiregrass II Community Development District
April 24, 2026 26-00892P

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY 2025DP000097DPAXWS

In the Interest of: B.C., DOB: 10/31/2016 A Minor Child.

TO: Benjamin Cianfarani Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of B.C., a male child, born 10/31/2016, in Plymouth County, State of Massachusetts, as Benjamin Cianfarani and commitment of B.C. to the State of Florida Department of Children and Families for subsequent adoption.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF B.C. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO B.C. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

26-00899P

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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 20th day of April, 2026.

Office Of Nikki Alvarez-Sowles, Esq. CLERK AND COMPTROLLER (SEAL) By: Karen S. Papadopoulos Deputy Clerk

By: /s/Michael D'Imperio Assistant State Attorney Bar No. 1048772 PascoDPeservice@flsa6.gov P.O. Box 17500 Clearwater, FL 33762-0500 (727) 847-8158 Representing the FL Department of Children and Families Apr. 24; May 1, 8, 15, 2026

26-00899P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY 2025DP000097DPAXWS

In the Interest of: B.C., DOB: 10/31/2016 A Minor Child.

TO: Jayme Michael Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of B.C., a male child, born 10/31/2016, in Plymouth County, State of Massachusetts, as Jayme Michael and commitment of B.C. to the State of Florida Department of Children and Families for subsequent adoption.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF B.C. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO B.C. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

26-00900P

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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 20th day of April, 2026.

Office Of Nikki Alvarez-Sowles, Esq. CLERK AND COMPTROLLER (SEAL) By: Karen S. Papadopoulos Deputy Clerk

By: /s/Michael D'Imperio Assistant State Attorney Bar No. 1048772 PascoDPeservice@flsa6.gov P.O. Box 17500 Clearwater, FL 33762-0500 (727) 847-8158 Representing the FL Department of Children and Families Apr. 24; May 1, 8, 15, 2026

26-00900P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on May 7, 2026, at 4:00 p.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

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

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

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

District Manager
April 24, 2026 26-00897P

FIRST INSERTION

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Pasadena Ridge Community Development District ("District") will hold a regular meeting on May 14, 2026, at 1:30 p.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 to consider any and all other business that may properly come before it.

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

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

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

District Manager
April 24, 2026 26-00930P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Preferred Metal Structures located at 2876 Beluga Bay Dr, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Odessa, Florida, this 21st day of April, 2026. TARAVELLA CONSULTING LLC
April 24, 2026 26-00896P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that James P. Sumner / JP SUMNER LLC will engage in business under the fictitious name LEARN LEAD COACH, with a physical address 13650 Trull Way Hudson, Florida 34669, with a mailing address 13650 Trull Way Hudson, Florida 34669, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 24, 2026 26-00895P

--- TAX DEEDS ---

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 Cru Couture Jewelry located at 1876 Suncoast Crossings Isle in the City of Odessa, Pasco, FL 33556 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.
 Erin Ambrosio
 April 24, 2026 26-00932P

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 VOYAGERS BY JAMIE located at 21038 VOYAGER BLVD APT 7 in the City of LAND O LAKES, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 17th day of April, 2026.
 JAMIE KOHLER
 April 24, 2026 26-00894P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Make-FreeTime.com located at 400 N Tampa St Ste 1550 PMB 751988, in the County of Pasco, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Tampa, Florida, this 16th day of April, 2026.
 STRATEGY WORKS, LLC
 April 24, 2026 26-00893P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000027TDAXXX
 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 #: 2005537
 Year of Issuance: 06/01/2021
 Description of Property:
 22-24-16-0020-00D00-0030
 GULF SIDE ESTATES PB 6 PG 63 LOT 3 BLK D
 Name(s) in which assessed:
 ANN ROSS
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00861P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000028TDAXXX
 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 #: 2104803
 Year of Issuance: 06/01/2022
 Description of Property:
 15-25-17-0100-18200-0380
 BLK 182 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 38, 39 OR 7184 PG 1007
 Name(s) in which assessed:
 LESLINE POWE
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00862P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000026TDAXXX
 That COMMUNITY RED CO AND BANESCO USA, 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 #: 2101113
 Year of Issuance: 06/01/2022
 Description of Property:
 34-25-21-0000-00300-0073
 COM AT SW COR OF LOT 3 OF TOWNVIEW MEDICAL ARTS CENTER PB 29 PG 68 TH ALG WEST LINE OF LOT 3 N00DEG 04°30'E 217.50 FT TO NORTH R/W LINE OF MEDICAL ARTS COURT TH ALG WLY EXTENSION OF SAID R/W N89DEG 58' 40"W 320.00 FT FOR POB TH CONT N89DEG 58°40'W 40.00 FT TH S00DEG 04°30'W 217.50 FT TO NORTH BDY OF SPANISH TRAILS VILLAGE PB 13 PG 59 TH ALG SAID LINE S89DEG 58°40'E 40.00 FT TH N00DEG 04°30'E 217.50 FT TO POB LESS NORTH 60.00 FT THEREOF OR 9123 PG 1375
 Name(s) in which assessed:
 FLORIDA HOSPITAL ZEPHYRHILLS INC
 PHILIP JOHNSON-WALLACE
 REGISTERED AGENT
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00860P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000025TDAXXX
 That COMMUNITY RED CO AND BANESCO USA, 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 #: 2100908
 Year of Issuance: 06/01/2022
 Description of Property:
 35-24-21-0030-00800-0090
 CARVER HEIGHTS ADDITION NO 2 PB 4 PG 58 LOT 9 EXC S 100 FT THEREOF BLOCK 8 OR 11 PG 89
 Name(s) in which assessed:
 JUANITA COOPER
 ESTATE OF JUANITA COOPER
 DECEASED
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00859P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000033TDAXXX
 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 #: 2109204
 Year of Issuance: 06/01/2022
 Description of Property:
 32-26-16-0010-00N00-0110
 DIXIE GROVES ESTATES PB 6 PG 27 LOT 11 BLOCK N OR 9105 PG 2736
 Name(s) in which assessed:
 THOMAS MINSHALL
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00865P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000029TDAXXX
 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 #: 2100976
 Year of Issuance: 06/01/2022
 Description of Property:
 09-25-21-0040-00300-0030
 W S GILLAMS AKA PASADENA PB 1 PG 57 LOTS 3 & 4 BLOCK 3 EXC ROAD & EXC CLINTON AVE PARCEL 141 CASE NO 51-2012-CA-001328 OR 9702 PG 633
 Name(s) in which assessed:
 MICHAEL C BINGHAM
 JAMIE L BINGHAM
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00863P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000035TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803559
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0160S-0020
 TAMPA DOWNS RANCHETTES UNREC S1/2 SEC 16 LOT 2 OR 5923 PG 1
 Name(s) in which assessed:
 EUDICE G LORGE LIVING TRUST
 THE EUDICE G LORGE LIVING TRST DATED OCTOBER 5, 1999
 EUDICE G LORGE TRUSTEE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00867P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000036TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803555
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0160N-0130
 TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 16 LOT 13 DESC AS THE WEST 65.00 FT OF EAST 340.00 FT OF N1/4 OF SW1/4 OF NE1/4 OF NW1/4 OF SEC THE NORTH 25.00 FT THEREOF BEING RESERVED AS ROAD R/W FOR INGRESS & EGRESS OR 8199 PG 1662
 Name(s) in which assessed:
 DREAMERS LAND LLC
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00868P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000034TDAXXX
 That AVK REAL ESTATE 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 #: 2107994
 Year of Issuance: 06/01/2022
 Description of Property:
 08-26-16-0130-00B00-0140
 RIO VISTA PB 2 PG 80 LOT 14 (BLOCK B OR 6492 PG 543
 Name(s) in which assessed:
 JC INVESTMENTS OF PASCO INC
 JONATHAN A KRYDER
 REGISTERED AGENT
 JC INVESTMENTS OF PASCO INC
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00866P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000039TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803529
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0120N-0090
 TAMPA DOWNS RANCHETTES UNREC LOT 9 NORTH 1/2 SEC 12 DESC AS SOUTH 1/2 OF NORTH 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 LESS WEST 535.00 FT & EAST 25.00 FT FOR RD R/W OR 1397 PG 964
 Name(s) in which assessed:
 WILLIAM NASH
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00871P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000044TDAXXX
 That SJL GAMING 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 #: 1703617
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0280S-0010
 TAMPA DOWNS RANCHETTES UNREC S1/2 SEC 28 LOT 1 DSCB AS E 145FT OF S1/4 OF NW 1/4 OF NE1/4 OF NW1/4 OR 1249 PG 883
 Name(s) in which assessed:
 CARL E SMITH
 LOLA H SMITH
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00874P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000037TDAXXX
 That RASHONDRA HURLEY, 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 #: 1703585
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0160S-0010
 TAMPA DOWNS RANCHETTES UNREC S1/2 SEC 16 LOT 1 OR 5923 PG 1
 Name(s) in which assessed:
 EUDICE G LORGE LIVING TRUST
 EUDICE G LORGE TRUSTEE
 THE EUDICE G LORGE LIVING TRST DATED OCTOBER 5, 1999
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00869P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000043TDAXXX
 That SJL GAMING 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 #: 1703560
 Year of Issuance: 06/01/2018
 Description of Property:
 10-26-19-0010-0120N-0080
 TAMPA DOWNS RANCHETTES UNREC LOT 8 NORTH 1/2 SEC 12 DESC AS NORTH 1/4 OF NE 1/4 OF SW 1/4 OF NW 1/4 LESS WEST 535.00 FT & NORTH 25.00 FT FOR RD R/W OR 1397 PG 964
 Name(s) in which assessed:
 WILLIAM NASH
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00873P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000048TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803515
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0060N-0150
 TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 6 LOT 15 DSCB AS W 65 FT OF E 210 FT OF N 1/4 OF SW 1/4 OF SW 1/4 OF NW 1/4 OR 1249 PG 880
 Name(s) in which assessed:
 THOMAS L KAELEN SR
 NELLJEAN KAELEN
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00876P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000038TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803557
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0160N-0150
 TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 16 LOT 15 DESC AS WEST 65.00 FT OF EAST 210.00 FT OF N1/4 OF SW1/4 OF NE1/4 OF NW1/4 OR 1333 PG 745
 Name(s) in which assessed:
 BARBARA A PORCARO
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00870P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000040TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803561
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0160S-0040
 TAMPA DOWNS RANCHETTES UNREC S1/2 SEC 16 LOT 4 OR 5923 PG 1
 Name(s) in which assessed:
 EUDICE G LORGE TRUSTEE
 THE EUDICE G LORGE LIVING TRUST DATED OCTOBER 5, 1999
 EUDICE G LORGE LIVING TRUST
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00872P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000045TDAXXX
 That ALBERTO SOBRADO GUTIERREZ, 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 #: 1803550
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-19-0010-0160N-0070
 TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 16 LOT 7 DESC AS THE WEST 65.00 FT OF EAST 535.00 FT OF S1/2 OF N1/2 OF SW1/4 OF NE1/4 OF NW1/4 OF SEC; THE SOUTH 50.00 FT THEREOF BEING RESERVED AS ROAD R/W FOR INGRESS & EGRESS OR 8199 PG 1662
 Name(s) in which assessed:
 DAVID LUEHR
 EARL W SEIP III REGISTERED AGENT
 DREAMERS LAND LLC
 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 May 28, 2026 at 10:00 am.
 April 15, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Apr. 24; May 1, 8, 15, 2026
 26-00875P

PUBLISH YOUR LEGAL NOTICE
 Call 941-906-9386
 or email legal@businessobserverfl.com



--- ESTATE ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX0000321DAXXX

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 #: 2104705
Year of Issuance: 06/01/2022
Description of Property:
10-25-17-0050-07000-0070
MOON LAKE ESTATES UNIT
5 PB 4PG 84 & 85 LOTS 7 & 8
BLOCK 70

Name(s) in which assessed:

ANTHONY J SEEBERGER
JOAN M CONNORS

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 May 28, 2026 at 10:00 am.

April 15, 2026

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

Apr. 24; May 1, 8, 15, 2026

26-00864P

FIRST INSERTION

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

File No. 512026CP000317CPAXWS
Division Probate
IN RE: ESTATE OF
DAVID HENRY DAFFRON,
Deceased.

The administration of the estate of David Henry Daffron, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal 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 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 23, 2026.

Personal Representative:

Kelly Daffron Dennis
1307 Pine Ridge Dairy Road
Fruitland Park, FL 34731-3426
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Addresses:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
April 24; May 1, 2026 26-00901P

FIRST INSERTION

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

File No. 26-000513-CP

IN RE: ESTATE OF

DANIEL J. BJERK, A/K/A

DANIEL JAMES BJERK,

Deceased.

The administration of the estate of DANIEL J. BJERK A/K/A DANIEL JAMES BJERK, 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 West Pasco Judicial Center, 7503 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 24, 2026.

Personal Representative:

DAVID A. BJERK
28745 Sunny Breach Road
Grand Rapids, Minnesota 55744
Attorney for Personal Representative:
CHAD T. ORSATTI, ESQ.
Florida Bar Number: 0168130
ORSATTI & ASSOCIATES, P.A.
2925 Alternate 19 North, Suite B
Palm Harbor, Florida 34683
Telephone: (727) 772-9060
chad@orsattilaw.com
April 24; May 1, 2026 26-00924P

FIRST INSERTION

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

File No. 2026CP000551CPAXES
Division: Probate
IN RE: ESTATE OF
Heidi Moore,
Deceased.

The administration of the estate of Heidi Moore, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Giving Notice:

Eric J. Moore
Petitioner
15798 Bolesla Rd.
Clearwater, FL 33760
Attorney for Person Giving Notice:
Paul V. Herzfeld
Attorney
Florida Bar No. 524948
1715 East Bay Drive, Suite C
Largo, FL 33771
Telephone: 727-587-0009
Email: paul@herzfeld.ne
April 24; May 1, 2026 26-00922P

FIRST INSERTION

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

CASE NO.: 2025-CA-002332

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4,

Plaintiff, v.
MATTHEW D. SHERROD, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on May 26, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realtaxdeed.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 672, LAKE PADGETT ESTATES, NORTH GROVE ADDITION, Pasco County, Florida, being more particularly described as follows: Begin 2182.46 feet South and 2038.08 feet East of the Northwest corner of Section 19, Township 26 South, Range 19 East, Pasco County, Florida; thence South 68° 36' 11" West, 91.65 feet thence South 47° 52' 01" West, 87.04 feet; thence South 01° 27' 30" East, 76.63 feet; thence South 89° 00' 35" East, 150.18 feet; thence North 01° 32' 27" East, 139.88 feet to the Point of Beginning.

Property Address: 22360 Stillwood Drive, Land O Lakes, FL 34639

pursuant to the Final Judgment of Foreclosure entered in a case pending

in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 15th day of April, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
April 24; May 1, 2026 26-00914P

FIRST INSERTION

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

CASE NO. 2025CA002675CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
FAYE V. IZZO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 24, 2026 in Civil Case No. 2025CA002675CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Faye V Izzo, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realtaxdeed.com in accordance with Chapter 45, Florida Statutes on the 13th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 10, Block 5, ROLLING OAKS ESTATES UNIT 1, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 23 through 32, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12488FL
April 24; May 1, 2026 26-00909P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number: 2026-CP-000661-ES
In Re The Estate Of:
CHARLES MARENTETTE,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of CHARLES MARENTETTE, deceased, File Number 2026-CP-000661-ES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was April 27, 2025, that the total value of the estate of \$100,000 and that the names and address of those to whom it has been assigned by such order are:

Name Address
CHARLES D. MARENTETTE, JR.
as sole Successor Trustee of the Charles Marentette Living Trust
3611 Casello Drive, New Smyrna Beach, FL 32168

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the

Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is: April 24, 2026.

Personal Giving Notice:

CHARLES D. MARENTETTE, JR.
LAW OFFICES OF STEVEN K. JONAS, P.A.
Attorney for Petitioner
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
April 24; May 1, 2026 26-00885P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.:

2022CA000998CAAXES
MTGLQ INVESTORS, L.P.

Plaintiff(s), vs.

RICHARD J. LAWRENCE; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on April 17, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realtaxdeed.com in accordance with Chapter 45, Florida Statutes on the 18th day of May, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PASCO STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

Lot 42, Block 38, SEVEN OAKS PARCELS S-7B, a subdivision according to the plat thereof recorded in Plat Book 47, Page 74 in the Public Records of Pasco County, Florida.

Property address: 26612 Shoregrass Drive, Wesley Chapel, FL 33543

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

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-

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

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
TDP File No. 23-002539-1
April 24; May 1, 2026 26-00910P

FIRST INSERTION

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

File No. 2026-CP-267
IN RE: ESTATE OF
BENEDETTO GIOVANNI
TONIUTTI,
Deceased.

The administration of the estate of BENEDETTO GIOVANNI TONIUTTI, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

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

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

NOTWITHSTANDING THE TIME 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 24, 2026.

Robert D. Hines

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

Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
April 24; May 1, 2026 26-00884P

FIRST INSERTION

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

PROBATE DIVISION
Case No.: 2026-CP-000668
IN RE: ESTATE OF
DONNA LYNN WELLS
Deceased.

The administration of the estate of Donna Lynn Wells, deceased, whose date of death was April 8, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Personal Representative:

Rachel L. Wells
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flepp.com
April 24; May 1, 2026 26-00883P

SAVE TIME

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

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA000908CAAXWS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ALYSSA HUTCHISON, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 24, 2026 in Civil Case No. 2025CA000908CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Alyssa Hutchison, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit A, Building 9714, of BAYWOOD MEADOWS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1211, Pages 792 through 988, Public

Records of Pasco County, Florida, and all amendments thereto, together with its undivided share in the common elements.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11497FL
April 24; May 1, 2026 26-00908P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-499 IN RE: ESTATE OF ROSEMARY MURPHY Deceased.

The administration of the estate of Rosemary Murphy, deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 24, 2026.

Rebecca Webb-Minary a/k/a Rebecca Minary Personal Representative
13000 Terrapin Street, Apt. 13104
Franklin, TN 37067
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 24; May 1, 2026 26-00929P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2026CP000175CPAXWS IN RE: ESTATE OF ROBERT JOHN DUBE, Deceased.

The administration of the estate of ROBERT JOHN DUBE, Deceased, whose date of death was February 14, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

PATRICIA MARIE DUBE, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
April 24; May 1, 2026 26-00921P

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.: 2025-CA-002914

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES BURK AKA JAMES L. BURK AKA JAMES LEE BURK, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 10, 2026, and entered in Case No. 2025-CA-002914 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 The Unknown Heirs, Devisees, Grantees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James Burk aka James L. Burk aka James Lee Burk, deceased, Florida Housing Finance Corporation, Tahitian Gardens Condominium, Incorporated, Sean Michael Burk, Chevaun Matthews, 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 28, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

UNIT G, BUILDING 49, OF TAHITIAN GARDENS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 106, AND AS FURTHER DESCRIBED IN THE DECLARATION OF CONDOMINIUM

RECORDED IN O.R. BOOK 326, PAGE 509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. A/K/A 4371 TAHITIAN GARDENS CIR HOLIDAY FL 34691

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 15 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/ Charline Calhoun
Florida Bar #16141
IN/25-010935
April 24; May 1, 2026 26-00902P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000355 IN RE: ESTATE OF ERNEST GLENN DOROUGH, A/K/A ERNEST GLENN DOROUGH, JR. Deceased.

The administration of the estate of Ernest Glenn Dorough, A/K/A Ernest Glenn Dorough, Jr., deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 38053 East Live Oak Avenue, Dade City, FL 33525-3894. 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 24, 2026.

Personal Representative:
Tracy L. Weatherford
1042 Tracey Ann Loop
Seffner, FL 33584
Attorney for Personal Representative:
Amber L. Nicol, Esq., Attorney
Independent of Counsel
Florida Bar Number: 1028018
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Amber@atypip.com
Secondary E-Mail: Suzie@atypip.com
April 24; May 1, 2026 26-00886P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2024-CA-000862-CAAX-WS MISSION SERVICING RESIDENTIAL, INC., Plaintiff, vs. FERNANDY BEAGUE; FIFTH THIRD MORTGAGE COMPANY; WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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 18 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, WINDSOR PLACE AT RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, VOICE IMPAIRED, CALL 711. DOUGLAS G. CHRISTY, ESQ. PRIMARY: dchristy@andersongivens.com SECONDARY: aehunnings@andersongivens.com 3665 Bee Ridge Road, Suite 100 Sarasota, Florida 34233 (941) 866-4348 Fax: 850-597-9120 Florida Bar No. 0013364 Counsel for Plaintiff April 24; May 1, 2026 26-00858P

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 21 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
24-00702 / Bidder Number: 9180
April 23, 30, 2026 26-00917P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No: 2026-CP-000190 IN RE: The Estate of WILLIAM GLEEN HARDIN, Deceased.

The administration of the estate of WILLIAM GLEEN HARDIN, deceased, File Number: 2026-CP-000190, is pending in the Circuit Court for Pasco County, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is April 24, 2026.

Personal Representative:
HUMBERTO CARLOS LOZADA
12321 Oak Forest Lane
Hudson, Florida 34699
Attorney for Per. Repr.:
Eduardo R. Latour
LATOUR & ASSOCIATES, P.A.
135 East Lemon Street
Tarpon Springs, Florida 34689
727/937-9577
Fla. Bar No. 279994
edlatourpleadings@gmail.com
April 24; May 1, 2026 26-00923P

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA000377

TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs. REMEDIOS NOVIO, Defendant(s).

TO: Remedios Novio
10641 Timber Lane
Port Richey, FL 34668

YOU ARE NOTIFIED that an action to foreclose a lien against the following property in Pasco County, Florida:

Lot 10, Unit Four San Clemente Village, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 106 and 107, 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, CHAD SWEETING, ESQUIRE, Plaintiffs Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, May 26, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages. DUE ON OR BEFORE November 10th, 2025 DATED: April 16, 2026.

Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
Deputy Clerk
April 24; May 1, 2026 26-00903P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025 CC 4753

EAGLE ISLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit Plaintiff, vs. JAMES SNOW, RENEW FINANCIAL GROUP, LLC., DEPARTMENT OF VETERANS AFFAIRS, and NEWREZ, LLC., Defendants.

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Pasco County, Florida, I will sell the following property situated in Pasco County, Florida described as:

Lot 20, LAKE PADGETT PINES, UNIT 1, according to the plat thereof recorded in Plat Book 14, Page 20, of the Public Records of Pasco County, Florida.
Property Address: 5024 Swallow Drive, Land O'Lakes, Florida 34639-3812

At the public sale to the highest and best bidder, for cash, via Internet: www.pasco.realforeclose.com, at 11:00 A.M. on May 21, 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 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. Douglas G. Christy, Esq. Primary: dchristy@andersongivens.com Secondary: aehunnings@andersongivens.com 3665 Bee Ridge Road, Suite 100 Sarasota, Florida 34233 (941) 866-4348 Fax: 850-597-9120 Florida Bar No. 0013364 Counsel for Plaintiff April 24; May 1, 2026 26-00858P

OFFICIAL COURTHOUSE WEBSITES

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

--- ACTIONS / SALES ---

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.
2026CA000118CAAXWS
NEWREZ LLC,
Plaintiff, vs.
TRISTEN WAYNE MARTZ A/K/A
TRISTEN MARTZ, et al.,
Defendant.

To: TRISTEN WAYNE MARTZ A/K/A
TRISTEN MARTZ
18818 HOLDEN DRIVE,
SPRING HILL, FL 34610
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED THAT
an action for Foreclosure of Mortgage
on the following described property:
TRACT 1584 OF THE HIGH-
LANDS, UNIT 9, BEING MORE
PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE
NORTHEAST CORNER OF SEC-
TION 1, TOWNSHIP 24 SOUTH,
RANGE 17 EAST, PASCO
COUNTY, FLORIDA; THENCE
RUN SOUTH 89° 52'35" WEST,
ALONG THE NORTH LINE OF
SAID SECTION 1, A DISTANCE
OF 340.00 FEET; THENCE RUN
SOUTH 00° 11'25" EAST, A DIS-
TANCE OF 880.00 FEET TO
THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH
00°11'25" EAST, A DISTANCE
OF 160.00 FEET; THENCE
RUN SOUTH 89°52' 35" WEST,
A DISTANCE OF 310.00 FEET;
THENCE RUN NORTH 00°
11' 25" WEST, A DISTANCE OF
160.00 FEET; THENCE RUN
NORTH 89 °52'35" EAST, A DIS-
TANCE OF 310.00 FEET TO THE
POINT OF BEGINNING.
TOGETHER WITH THAT CER-

TAIN DOUBLEWIDE 1992
SHADOW MASTER MOBILE
HOME, BEARING VIN #S
146M6514A AND 146M6514B.

has been filed against you and you are
required to file a copy of your writ-
ten defenses, if any, to it on McCalla
Raymer Leibert Pierce, LLP, 225 East
Robinson Street, Suite 155, Orlando,
FL 32801 on or before May 26th, 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 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 this
Court this 21st day of April, 2026.

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
Email: AccountsPayable@mccalla.com
25-19470FL
April 24; May 1, 2026 26-00918P

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. **2025CA003499CAAXWS**
PennyMac Loan Services, LLC,
Plaintiff, vs.
Andrew Phillip Cisek, IV a/k/a
Andrew P. Cisek, IV a/k/a Andrew
Cisek, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2025CA003499CAAXWS
of the Circuit Court of the SIXTH Ju-
dicial Circuit, in and for Pasco County,
Florida, wherein PennyMac Loan Ser-
vices, LLC is the Plaintiff and Andrew
Phillip Cisek, IV a/k/a Andrew P. Cisek,
IV a/k/a Andrew Cisek; Hunting Creek
Multi-Family Homeowners' Associa-
tion, Inc. a/k/a Hunting Creek Multi-
Family Homeowners Association, Inc.;
LVNV Funding LLC; United States of
America on behalf of the Secretary of
Housing and Urban Development 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 10:00 AM on the
21st day of May, 2026, the following
described property as set forth in said
Final Judgment, to wit:

LOT 238, HUNTING CREEK
MULTI-FAMILY, ACCORDING
TO THE MAP OR PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 43, PAGE 125, PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

TAX ID:

23-26-16-0070-00000-2380

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

Dated this 21st 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-F02660
April 24; May 1, 2026 26-00916P

FIRST INSERTION

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

CASE NO.: **2025-CA-002109**
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
RAYMOND EVERETT EMERY
JOHNSON, et al.,
Defendants.

NOTICE is hereby given that Nikki
Alvarez-Sowles, Esq., Clerk of the Cir-
cuit Court of Pasco County, Florida, will
on May 20, 2026, at 11:00 a.m. ET, via
the online auction site at www.pasco.
realforeclose.com in accordance with
Chapter 45, F.S., offer for sale and sell to
the highest and best bidder for cash, the
following described property situated in
Pasco County, Florida, to wit:

Lot 65, WEDGEWOOD MAN-
OR - PHASE I & II, a subdivi-
sion according to the plat thereof
recorded at Plat Book 27, Pages
11 through 14, inclusive, in the
Public Records of Pasco County,
Florida.
Property Address: 37414 Castle-
berry Drive, Zephyrhills, FL
33542

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

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

unclaimed.

If the sale is set aside for any reason,
the Purchaser at the sale shall be en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee or the Mortgagee's attorney.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the 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.

SUBMITTED on this 20th day of
April, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
April 24; May 1, 2026 26-00915P

FIRST INSERTION

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

CASE NO.: **2025CA002396CAAXES**
UNION PARK MASTER
HOMEOWNERS ASSOCIATION,
INC.,

Plaintiff, vs.
EBRAHIM ABDUL RAHEEM
ALKUMAIM, et al.,
Defendant(s).

Notice is given that pursuant to the
Final Judgment of Foreclosure dated
4/13/2026, in Case No.: 2025CA-
002396CAAXES of the Circuit Court in
and for Pasco County, Florida, wherein
UNION PARK MASTER HOME-
OWNERS ASSOCIATION, INC., is
the Plaintiff and EBRAHIM ABDUL
RAHEEM ALKUMAIM, et al., is/
are the Defendant(s). Nikki Alvarez-
Sowles, Esquire, the Clerk of Court
for Pasco County, Florida will sell to
the highest and best bidder for cash
at 11:00 a.m., at https://www.pasco.
realforeclose.com, in accordance with
Section 45.031, Florida Statutes, on
6/2/2026, the following described
property set forth in the Final Judg-
ment of Foreclosure:

Lot 3, Block 2, Union Park Phase
4A, according to the plat thereof,
as recorded in Plat Book 71, Page
106, of the Public Records of Pasco

County, Florida.

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

IF YOU ARE A PERSON WITH
A DISABILITY WHO NEEDS ANY
ACCOMMODATION IN ORDER TO
PARTICIPATE IN THIS 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 COUN-
TY RISK MANAGEMENT OFFICE,
7536 STATE STREET, NEW PORT
RICHEY, FL 34654, (727) 847-8028
(V) AT LEAST 7 DAYS BEFORE YOUR
SCHEDULED COURT APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
7 DAYS; IF YOU ARE HEARING OR
VOICE IMPAIRED, CALL 711.

DATED: April 15, 2026
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARLAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
April 24; May 1, 2026 26-00887P

FIRST INSERTION

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

CASE NO.:
2025CA000925CAAXWS
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR FFMLT TRUST 2006-FF4,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-FF4,

Plaintiff, v.
CAROL ANN FANIGLULA;
UNKNOWN SPOUSE OF CAROL
ANN FANIGLULA; UNKNOWN
SPOUSE OF DEBORAH
M. KEALLER; STEVEN J.
KEALLER; PINWOOD VILLAS
HOMEOWNERS ASSOCIATION,
INC.; VILLAS OF HOLIDAY
HOMEOWNERS ASSOCIATION,
INC.; ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN
pursuant to a Final Judgment dated
April 7, 2026 entered in Civil Case
No. 2025CA000925CAAXWS in the
Circuit Court of the 6th Judicial
Circuit in and for Pasco County,
Florida, wherein DEUTSCHE BANK
NATIONAL TRUST COMPANY,
AS TRUSTEE FOR FFMLT TRUST
2006-FF4, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2006-FF4, Plaintiff and CAROL ANN
FANIGLULA; UNKNOWN SPOUSE
OF CAROL ANN FANIGLULA;
UNKNOWN SPOUSE OF
DEBORAH M. KEALLER; STEVEN
J. KEALLER; PINWOOD VILLAS
HOMEOWNERS ASSOCIATION,
INC.; VILLAS OF HOLIDAY
HOMEOWNERS ASSOCIATION,
INC.; ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR CLAIMING
TO HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT

#2 are defendants, Nikki Alvarez-
Sowles, Esq., Clerk of Court, will sell the
property at www.pasco.realforeclose.
com beginning at 11:00 AM on June 4,
2026 the following described property as
set forth in said Final Judgment, to-wit:
LOT 8, BUILDING 2, PINE-
WOOD VILLAS PHASE I, AC-
CORDING TO MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 17, PAGE 39-40,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

Property Address: 4248 CEDAR
GROVE ST, HOLIDAY, FL 34691
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: 2390.000353
April 24; May 1, 2026 26-00907P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: **2025CA002740CAAXES**
SOUTHSTATE BANK, N.A.
a national banking association,
Plaintiff, vs.

CHRISTOPHER ROCKY
JOHNSON a/k/a CHRISTOPHER
JOHNSON, RACHEL MARIE
VARGAS a/k/a RACHEL
M. VARGAS, as spouse of
CHRISTOPHER ROCKY
JOHNSON a/k/a CHRISTOPHER
JOHNSON and UNKNOWN
TENANT IN POSSESSION,
Defendants.

TO: RACHEL MARIE VARGAS
a/k/a RACHEL M. VARGAS, as
spouse of CHRISTOPHER ROCKY
JOHNSON a/k/a CHRISTOPHER
JOHNSON, claiming under any of
the above-named or described defend-
ant or party or claiming to have any
right, title, or interest in the real prop-
erty hereinafter described.

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

Lot 15 and the East 1/2 of Lot
16, OAK RIDGE HEIGHTS, ac-
cording to the map or plat there-
of as recorded in Plat Book 6,
Page 52, 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 Krista Mahalak,
plaintiff's attorney, whose address is
P.O. Box 7608, Winter Haven, Florida
33883, within 30 days after the first
publication of this Notice of Action, and
file the original with the Clerk of the
Court either before service on plaintiff's
attorney or immediately thereafter;
DUE ON OR BEFORE MAY 26, 2026

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

WITNESS my hand and the seal of
said Court on April 17, 2026

(COURT SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
April 24; May 1, 8, 15, 2026

26-00911P

FIRST INSERTION

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

Case No.: **22-CC-3990**
PARTHENON RESTORATION &
REMODELING, INC., a Florida
Profit Corporation,
Plaintiff(s), vs.
RICHARD BLATT,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment of Foreclosure
entered on January 28, 2026, and the
Amended Order Resetting Foreclosure
Sale entered in Case No. 22-CC-3990
of the Circuit Court of the Sixth Judi-
cial Circuit in and for Pasco County,
Florida, in which PARTHENON
RESTORATION & REMODELING,
INC., a Florida profit corporation, is
Plaintiff and RICHARD BLATT is
Defendant, the Pasco County Clerk of
the Circuit Court will sell to the high-
est and best bidder for cash online at
www.pasco.realforeclose.com, Pasco
County, Florida, on June 8, 2026, the
following described property as set
forth in said Final Judgment of Fore-
closure:

Lot 22, Block 23, FLOR-A-MAR,
Section 15-A, according to the plat
thereof, recorded in Plat Book 7,
Page 12 of the Public Records of
Pasco County, Florida.
AKA: 5125 Blue Heron Drive, New
Port Richey, 34662

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

Dated: April 14, 2026
Respectfully Submitted,
/s/Bogdan Jovic
Bogdan Jovic
Florida Bar No.: 1000365
Law Office of Jovic & Koulianos, PA
2999 Alt 19, Suite A
Palm Harbor, FL 34683
Tel: (727) 937-1669
dan@joviclaw.com
Attorney for Plaintiff
April 24; May 1, 2026 26-00905P

FIRST INSERTION

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

CASE NO.: **2025CA002396CAAXES**
UNION PARK MASTER
HOMEOWNERS ASSOCIATION,
INC.,

Plaintiff, vs.
EBRAHIM ABDUL RAHEEM
ALKUMAIM, et al.,
Defendant(s).

Notice is given that pursuant to the
Final Judgment of Foreclosure dated
4/13/2026, in Case No.: 2025CA-
002396CAAXES of the Circuit Court in
and for Pasco County, Florida, wherein
UNION PARK MASTER HOME-
OWNERS ASSOCIATION, INC., is
the Plaintiff and EBRAHIM ABDUL
RAHEEM ALKUMAIM, et al., is/
are the Defendant(s). Nikki Alvarez-
Sowles, Esquire, the Clerk of Court
for Pasco County, Florida will sell to
the highest and best bidder for cash
at 11:00 a.m., at https://www.pasco.
realforeclose.com, in accordance with
Section 45.031, Florida Statutes, on
6/2/2026, the following described
property set forth in the Final Judg-
ment of Foreclosure:

Lot 3, Block 2, Union Park Phase
4A, according to the plat thereof,
as recorded in Plat Book 71, Page
106, of the Public Records of Pasco

County, Florida.

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

IF YOU ARE A PERSON WITH
A DISABILITY WHO NEEDS ANY
ACCOMMODATION IN ORDER TO
PARTICIPATE IN THIS 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 COUN-
TY RISK MANAGEMENT OFFICE,
7536 STATE STREET, NEW PORT
RICHEY, FL 34654, (727) 847-8028
(V) AT LEAST 7 DAYS BEFORE YOUR
SCHEDULED COURT APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
7 DAYS; IF YOU ARE HEARING OR
VOICE IMPAIRED, CALL 711.

DATED: April 15, 2026
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARLAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
April 24; May 1, 2026 26-00887P

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. **2025CA001342CAAXWS**
Fifth Third Bank, National
Association,
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 Robert
J. Cooklish a/k/a Robert John
Cooklish, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order Re-
scheduling Foreclosure Sale, entered in
Case No. 2025CA001342CAAXWS of
the Circuit Court of the SIXTH Judicial
Circuit, in and for Pasco County, Flori-
da, wherein Fifth Third Bank, National
Association is the Plaintiff and The
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors, Trustees,
and all other parties claiming interest
by, through, under or against the Es-
tate of Robert J. Cooklish a/k/a Robert
John Cooklish, Deceased; Emily Dawn
McDaniel; Avalynn Grace Baucom;
Julie Anne Thompson a/k/a Julie A.
Thompson a/k/a Julie Anne Wernicke;
Brian Richard Cooklish a/k/a Brian R.
Cooklish; Scott R. Cooklish; Carol Ann
Thomas a/k/a Carol A. Thomas a/k/a
Carol Cooklish Tabine a/k/a Carol C.
Tabine a/k/a Carol Ann Tabine a/k/a
Carol Ann Cooklish are the Defendants,
that Nikki Alvarez-Sowles, Pasco Coun-
ty Clerk of Court will sell to the high-
est and best bidder for cash at, www.
pasco.realforeclose.com, beginning at
11:00 AM on the 9th day of June, 2026,
the following described property as set
forth in said Final Judgment, to wit:

TRACT 135, PARKWOOD ACRES
SUBDIVISION, UNIT 1, UN-
RECORDED, DESCRIBED AS
FOLLOWS: COMMENCING AT
THE SOUTHEAST CORNER
OF SECTION 36, TOWNSHIP
24 SOUTH, RANGE 16 EAST,
PASCO COUNTY, FLORIDA:
GO THENCE NORTH 89 DE-
GREES 17 MINUTES 34 SEC-
ONDS WEST AND ALONG
THE SOUTH LINE OF THE
AFORESAID SECTION 36, A
DISTANCE OF 425.0 FEET,
THENCE NORTH 00 DEGREES
59 MINUTES 56 SECONDS

EAST, A

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.:
2025CA003254CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE
SECURITIES INC.,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R3,
Plaintiff, v.
MARVIS J. HILL A/K/A MARVIS
HILL; UNKNOWN SPOUSE OF
MARVIS J. HILL A/K/A MARVIS
HILL; MCDILL COLUMBUS
CORPORATION; 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.

To the following Defendant(s):
MARVIS J. HILL A/K/A MARVIS
HILL
130 SUMMIT RD.
OTTO, NC 28763
(LAST KNOWN ADDRESS)
UNKNOWN SPOUSE OF MARVIS J.
HILL A/K/A MARVIS HILL
130 SUMMIT RD.
OTTO, NC 28763
(LAST KNOWN ADDRESS)

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT #701, ANGUS VALLEY,
UNIT #2... A TRACT OF LAND
LYING IN SECTION 2, TOWN-
SHIP 26 SOUTH, RANGE
19 EAST, PASCO COUNTY,
FL.; MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTH-
WEST CORNER OF STATED
SECTION 2, THENCE EAST
(ASSUMED BEARING) A
DISTANCE OF 995.04 FEET;
THENCE N 00 DEG 30 MIN
00 SEC EA DISTANCE OF
4943.32 FEET FOR A POINT
OF BEGINNING. THENCE S

89 DEG 49 MIN 48 SEC W A
DISTANCE OF 275.02 FEET;
THENCE N 00 DEG 30 MIN 00
SEC E A DISTANCE OF 130.00
FEET; THENCE N 89 DEG 49
MIN 48 SEC E A DISTANCE
OF 275.02 FEET; THENCE S
00 DEG 30 MIN 00 SEC W A
DISTANCE OF 130.00 FEET
TO THE POINT BEGINNING
ALONG WITH 1979 FIES
FDGA4BX0523
FDGA4BU0523
a/k/a 26135 Twin Pines Ct, Wes-
ley Chapel, FL 33544

has been filed against you and you
are required to serve a copy of your
written defenses, if any, upon Kelley
Kronenberg, Attorney for Plaintiff,
whose address is 10360 West State
Road 84, Fort Lauderdale, FL 33324
on or before MAY 25TH, 2026, a date
which is within thirty (30) days after
the first publication of this Notice in
Business Observer and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint.

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

In accordance with the Americans
with Disabilities Act, if you are a per-
son with a disability who needs any
accommodation in order to participate
in this proceeding, you are entitled, at
no cost to you, to provisions of certain
assistance. Please contact the Court Ad-
ministrator at Dade City Courthouse,
38053 Live Oak Avenue, Dade City,
FL 33523, Phone No. (352) 521-4542
within 2 working days of your receipt
of this notice or pleading; if you are
hearing impaired, call 1-800-955-8771
(TDD); if you are voice impaired, call
1-800-995-8770 (V) (Via Florida Relay
Services).

WITNESS my hand and the seal of
this Court this April 20, 2026.

As Clerk of the Court
(SEAL) By Haley Joyner
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
April 24; May 1, 2026 26-00906P

FIRST INSERTION

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

Case No.:
2026CA000318CAAXWS
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, -vs-
JERRILYN S PETERSON, PEGGY D
CROWLEY, UNKNOWN SPOUSE
OF PEGGY D. CROWLEY, PEGGY
D. CROWLEY TRUSTEE OF
THE JERRILYN S. PETERSON
REVOCABLE LIVING TRUST
AGREEMENT, DATED JULY
14, 1997, COLONIAL HILLS
HOMEOWNERS ASSOCIATION,
INC, UNKNOWN SETTLERS
AND BENEFICIARIES OF THE
TRUSTEE OF THE JERRILYN S.
PETERSON REVOCABLE LIVING
TRUST AGREEMENT, DATED JULY
14, 1997, UNKNOWN TENANT 1
AND UNKNOWN TENANT 2,
Defendant(s)

TO: PEGGY D CROWLEY
10410 ALLISONVILLE ROAD #222
FISHERS, IN 46038
UNKNOWN SPOUSE OF PEGGY D.
CROWLEY
10410 ALLISONVILLE ROAD #222
FISHERS, IN 46038

PEGGY D. CROWLEY TRUSTEE OF
THE JERRILYN S. PETERSON RE-
VOCABLE LIVING TRUST AGREE-
MENT, DATED JULY 14, 1997
10410 ALLISONVILLE ROAD #222
FISHERS, IN 46038
UNKNOWN SETTLERS AND BEN-
EFICIARIES OF THE TRUSTEE OF
THE JERRILYN S. PETERSON RE-
VOCABLE LIVING TRUST AGREE-
MENT, DATED JULY 14, 1997
3547 WOODCOCK DR
NEW PORT RICHEY, FL 34652

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

LOT 1716, COLONIAL HILLS,
UNIT TWENTY, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 14,

PAGES 100 AND 101, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

Property Address: 3547 Woodcock
Drive, New Port Richey, FL 34652
The action was instituted in the Cir-
cuit Court, Sixth Judicial Circuit in
and for Pasco, County, Florida; Case
No. 2026CA000318WS; and is styled
Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC vs. Jerrilyn S Peterson. You
are required to serve a copy of your writ-
ten defenses, if any, to the action on Me-
hwish Yousuf, Esq., Quintairos, Prieto,
Wood & Boyer, P.A., the Plaintiff's At-
torney, whose address is 2400 E. Com-
mercial Blvd., Ste. 520, Ft. Lauderdale,
FL 33308, within Thirty (30) days of
the first date of publication on or before
MAY 26TH, 2026, and file the original
with the Clerk of this Court either be-
fore service on the Plaintiff's Attorney
or immediately thereafter; otherwise, a
default will be entered against you for
the relief demanded in the Complaint
or Petition.

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

Dated the April 17, 2026

NIKKI ALVAREZ-SOWLES, ESQ.
Clerk of the Circuit Court
& Comptroller
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
April 24; May 1, 2026 26-00912P

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.

2026CA000355CAAXWS
SELECT PORTFOLIO SERVICING,
INC.,
Plaintiff, vs.
IRMA KOKARAM, et al.
Defendant(s).
TO: IRMA KOKARAM, UNKNOWN
SPOUSE OF IRMA KOKARAM,
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 123, OF HOLIDAY HILLS
ESTATES, UNIT FOUR, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 11, PAGE(S) 55, 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 26,
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 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transpor-
tation to court should contact their lo-
cal public transportation providers for
information regarding transportation
services.

WITNESS my hand and the seal of
this Court at Pasco County, Florida, this
April 20, 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: fmail@raslg.com
25-311942
April 24; May 1, 2026 26-00913P

FIRST INSERTION

NOTICE OF ACTION AGAINST
DEFENDANT DAMIAN
SANTIAGO, INTERNATIONAL
GRANITE & STONE, LLC,
UNKNOWN TENANT 1,
UNKNOWN TENANT 2,
UNKNOWN SPOUSE 1, OF
DAMIAN SANTIAGO AND
UNKNOWN SPOUSE 1, OF
BEATRIZ PATINO

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

Case No.:
2026CA000151CAAXES
Division: J4

Planet Home Lending, LLC
Plaintiff, vs.
Damian Santiago, et al.
Defendants.

To: DAMIAN SANTIAGO
10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
INTERNATIONAL GRANITE &
STONE, LLC

10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN TENANT 1

10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN TENANT 2

10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1, OF DAMIAN
SANTIAGO

10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1, OF BEATRIZ
PATINO

10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1, OF BEATRIZ
PATINO

10129 PERTSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
all parties claiming interest by through
under or against Defendant(s) DAM-
IAN SANTIAGO, INTERNATIONAL
GRANITE & STONE, LLC, UN-
KNOWN TENANT 1, UNKNOWN
TENANT 2, UNKNOWN SPOUSE 1,
OF DAMIAN SANTIAGO AND UN-
KNOWN SPOUSE 1, OF BEATRIZ PA-
TINO, and all parties having or claim-
ing to have any right, title or interest in

the property herein described;
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follo-
wing described property in Pasco County,
Florida:

All that certain land situate in
Pasco County, FL, to-wit:
Lot 49, Block B, ASBEL CREEK
PHASE TWO, according to the
map or plat thereof as recorded in
Plat Book 54, Pages 50 through 59,
inclusive, 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 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please 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 this
Court on the April, 21 2026.

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
PASCO COUNTY, FLORIDA
As Clerk of the Court
(SEAL) BY: /s/ Haley Joyner
25-026820_AJM1
April 24; May 1, 2026 26-00920P

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. **2025CA002581CAAXES**
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER
TRUSTEE FOR LSF11 MASTER
PARTICIPATION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF PAMALA A.
REECE, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated March 30, 2026, and entered in
2025CA002581CAAXES of the Circuit
Court of the SIXTH Judicial Circuit in
and for Pasco County, Florida, wherein
U.S. BANK TRUST NATIONAL ASSO-
CIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR LSF11 MASTER PAR-
TICIPATION TRUST is the Plain-
tiff and THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN IN-
TEREST IN THE ESTATE OF PAMA-
LA A. REECE, DECEASED; JAMES
SCOTT HICKOX 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 14, 2026, the following
described property as set forth in said
Final Judgment, to wit:

COMMENCE AT THE NORTH-
WEST CORNER OF TRACT 54,
ZEPHYRHILLS COLONY COM-
PANY LANDS, AS RECORDED
IN PLAT BOOK 2, PAGE 6,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA; THENCE
NORTH 89°58'18" EAST 136.8
FEET FOR THE POINT OF
BEGINNING THENCE CON-
TINUE NORTH 89°58'18" EAST

245.43 FEET THENCE SOUTH
00°19'00" WEST 165.57 FEET
THENCE SOUTH 89°58'18"
WEST 243.93 FEET THENCE
NORTH 00°12'06" WEST 165.57
FEET TO THE POINT OF BE-
GINNING, CONTAINING 0.93
ACRES MORE OR LESS.

Property Address: 7556 23RD ST,
ZEPHYRHILLS, FL 33540

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 ac-
cordance with Florida Statutes, Section
45.031.

IMPORTANT

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

Dated this 21 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: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-301952 - NaP
April 24; May 1, 2026 26-00919P

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email legal@businessobserverfl.com



Q&A What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND 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: jerrod@alfonsohersch.com
April 17, 24, 2026 26-00807P

SECOND 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. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN THE City of New Port Richey Police Department will hold a public auction pursuant to F.S.S. 715.109, for the vehicle(s) listed below. The auction will be held via www.publicsurplus.com starting on or after the vehicle has been processed and titled. Approximate start date will be on or after (05/01/2026). All sales will be subject to any and all liens except the city's lien.

Vehicle Descriptions
2014 Toyota Avalon -
VIN: 4T1BK1EBXEU085105
2012 Chevrolet Sonic -
VIN: 1G1JC5SHXC4125864
2006 Jeep Liberty -
VIN: 1J4GK48K86W268400
2006 Volkswagen Jetta -
VIN: 3VVRG71K46M846341
2011 Chrysler 200 -
VIN: 1C3BC4FB5BN558338
April 17, 24, 2026 26-00823P

OFFICIAL
COURTHOUSE
WEBSITES

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

SECOND 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. 732.221, 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 Representative:

Donald G. Deso
4823 Ebttide 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

SECOND 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 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.

SECOND 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 required to be served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Jenny Fellows

Personal Representative
7530 Ivory Terrace
New Port Richey, FL 34655
SYDNIE P. CORAGGIO, Esquire
FBN # 1048836
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Bruid 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

--- ESTATE ---

SECOND 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, 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.

Deborah M. Urso

Personal Representative
11401 Stansberry Drive
Port Richey, FL 34668
Wayne R. Coulter
Attorney for Personal Representative
Email Addresses:
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

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

SECOND 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:
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

**HOW TO
PUBLISH YOUR
LEGAL
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IN THE BUSINESS OBSERVER**

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--- ACTIONS / SALES / ESTATE ---

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. 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

SECOND 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 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) 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

SECOND 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 PHILIP 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

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 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 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 FCO1 CEN
 April 17, 24, 2026 26-00801P

SECOND 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

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. 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, GRANTEES, 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 Raymer 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

(SEAL) BY: /s/ Shakira Ramirez Pagan

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

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. 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-S3; 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

SECOND 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

SECOND INSERTION

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025 CA 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, DEVISEES, 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, DEVISEES, 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, ORANGWOOD 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@aldridgepите.com
1133-3755B
April 17, 24, 2026 26-00795P

SECOND 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

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. 2025CA004138CAAXWS

SELENE FINANCE, LP,

Plaintiff, vs.

ROBERT J. ZAROBINSKI, SR.,

et al.,

Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST KAREN M. ZAROBINSKI A/K/A KAREN ZAROBINSKI, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN
ROBERT J. ZAROBINSKI, SR.
121 DOUGHTY BLVD. APT 2,
INWOOD, NY 11096

UNKNOWN SPOUSE OF ROBERT J. ZAROBINSKI, SR.
121 DOUGHTY BLVD. APT 2,
INWOOD, NY 11096

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:

UNIT 146-B OF PARADISE POINT WEST GROUP 6 (A/K/A POINTE WEST CONDOMINIUM), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 319, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 18th, 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 8th day of April, 2026.

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
25-13708FL
April 17, 24, 2026 26-00803P

SECOND 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
4940 Willow Ridge Ter.
Valrico, FL 33596
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
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 recorded 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 immediately thereafter; or a default will be entered against you for the relief demanded 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 provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

SECOND INSERTION

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

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

Plaintiff, vs.

MARIELEN SARMIENTO; FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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 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, 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 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
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
1184-2651B
April 17, 24, 2026 26-00842P

SECOND INSERTION

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

CASE NO:

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@flvlaw.com
04-103144-F00
April 17, 24, 2026 26-00845P

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.



--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 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

SECOND 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 BRIARCLIFF 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 following property in Pasco County, Florida, to-wit

LOT 4 IN BLOCK J OF CONCORD 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 written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before MAY 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 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.

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

SECOND INSERTION

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

DIVISION

CASE NO. 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 foreclosed herein.

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

LOT 290, HOLIDAY GARDENS ESTATES UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 11 AT PAGES 22 AND 23 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 18th, 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 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@rasg.com
 25-334787
 April 17, 24, 2026 26-00805P

SECOND 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; J.P. 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: lej@jpfirm.com
 Secondary: sheadam@jpfirm.com
 Attorneys for Plaintiff
www.jpfirm.com
 April 17, 24, 2026 26-00800P

SECOND 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 representatives and the personal representatives' 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 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court

WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

SECOND 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 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 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 Email for Service:
Service@MattWeidnerLaw.com
 By: s/ Matthew D. Weidner
 Matthew D. Weidner, Esq.
 Florida Bar No. 185957
 April 17, 24, 2026 26-00851P

SAVE

THE



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE G-SIDE
Business Observer

--- ACTIONS / SALES ---

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. 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 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 receiv-
ing 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 transpor-
tation and cannot accommodate a dis-
ability needing transportation to court
should contact their local public transpor-
tation providers for information regard-
ing 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

SECOND 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, accord-
ing 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 Hol-
lybrook 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 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing impaired
call 711. The court does not provide
transportation and cannot accommo-
date for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding 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

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. 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 ASSO-
CIATION, NOT IN ITS INDIVI-
DUAL 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; EPPER-
SON SOUTH HOMEOWNERS ASSO-
CIATION, 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, AC-
CORDING 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 dis-
ability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,
FL 34654; Phone: 727.847.8110 (voice)
in New Port Richey, 352.521.4274, ext
8110 (voice) in Dade City, Or 711 for
the hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or immedi-
ately 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 transpor-
tation 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

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. 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 transpor-
tation and cannot accommodate such re-
quests. Persons with disabilities need-
ing 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 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

SECOND 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 accor-
dance 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 fol-
lowing described property:

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

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

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

AMERICANS WITH DISABILI-
TIES. If you are a person with a disabil-
ity 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

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

SECOND INSERTION

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

Case No. 2025CA002913CAAXES
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
Jeffery a/k/a David Michael Jeffery,
Deceased; Darleen Yvonne Jeffery
a/k/a Darlene Y. Jeffery a/k/a
Darleen Hagan
Darleen Hagans.

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 97683349.

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 immedi-
ately 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
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
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

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#: 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 34652

Residence unknown, if living, includ-
ing 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, credi-
tors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants 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 follow-
ing real property, lying and being and
situated in Pasco County, Florida, more

particularly described as follows:

LOT 4, SUNSET POINT ADDI-
TION NO. 2, ACCORDING TO
THE MAP OR PLAT THERE-
OF, 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 Ra-
ton, 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 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 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.

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

SECOND 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.
2024CA000126CAAXES in the Circuit
Court of the 6th Judicial Circuit in
and for Pasco County, Florida, wherein
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC., Plaintiff and
UNKNOWN HEIRS, CREDITORS,
DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN INTEREST
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF 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 are
defendants, Nikki Alvarez-Sowles, Esq.,
Clerk of Court, will sell the property at
www.pasco.realforeclose.com beginning
at 11:00 AM on May 19, 2026 the
following described property as set forth
in said Final Judgment, to-wit:

LOT 122 AND 123, MEADO-
WOOD ESTATES, ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 15,
PAGE 106 RECORDED IN THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
LESS AND EXCEPT
LOT 122, MEADOWOOD ES-
TATES, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
15, PAGE 106 OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

Property Address: 39528 Meado-
wood Loop, Zephyrhills, FL 33542
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

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

If you are a person with a disability
who needs 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 immedi-
ately upon