PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, *Florida Statutes,* the Avalon Park West Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. The proposed Rule Number is PARKING-2026-1.

The Proposed Rule will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041 Florida Statutes. A public hearing will be conducted by the District on June 12, 2026, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 at 10:00 a.m.

Additional information regarding the public hearing may be obtained from the District's website, https://www.avalonparkwestcdd.org/ or by contacting the District Manager, Cindy Cerbone, at sanchezj@whhassociates.com or by calling (561) 571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Jamie Sanchez, District Manager
Avalon Park West Community Development District
May 1, 2026 26-00933P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Avalon Park West Community Development District (**"District"**) hereby gives notice of its intention to develop and amend its Recreational Facilities Policies (the **"Proposed Rule"**) to govern the operations of the District. The Proposed Rule Number is RECFAC-2026-1.

The Proposed Rule provides for efficient and effective District amenity operations by setting rates and rules to implement the provisions of Section 190.035, *Florida Statutes.* The specific grant of rulemaking authority for the adoption of the proposed Amenity Rules, Rates and Fees includes Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

A copy of the Proposed Rule and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, FL 33431, sanchezj@whhassociates.com.

Jamie Sanchez, District Manager
Avalon Park West Community Development District
May 1, 2026 26-00934P

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Ballantrae Community Development District (the **"District"**) will commence at **noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026.** Candidates may qualify for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33526-0300, or in person at the following office locations:

East Pasco Government Center
14236 6th Street, Suite 200
Dade City, FL 33526
Telephone: (352) 521-4302

Central Pasco Professional Center
4111 Land O'Lakes Blvd., Room 105
Land O'Lakes, FL 34639
Telephone: (813) 929-2788

Liberty Building
8606 Government Drive, Suite 1
New Port Richey, FL 34654
Telephone: (727) 847-8162

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **seats 1, 2 and 3.** Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascovotes.gov.

May 1, 2026 26-00935P

FIRST INSERTION

NOTICE OF BUDGET WORKSHOP MEETINGS OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a Budget workshop meeting on Tuesday, May 12, 2026, at 4:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The purpose of the workshop is to discuss general information as it relates to the Fiscal Year 2026/2027 operating budget.

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. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodation to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Lisa Castoria
District Manager
May 1, 2026 26-00936P

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 Financial Assistance Service Team F.A.S.T. located at 7708 Cypress Knee Drive in the City of Hudson, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026.

Frank Johnson
May 1, 2026 26-00964P

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 Lux Mentis ABA Therapy located at 30740 State Road 54 Suite 151 in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of April, 2026.

Lux Mentis Behavioral Consulting, PLLC
May 1, 2026 26-00963P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 12.80 acres to serve the road projects/residential subdivision project known as Kenton Road 1st Extension Modification. The project is located in Pasco County, Section(s) 28, Township 25 South, Range 20 E. The permit applicant is King Lake Partners Owner LP 1855 E Main Street, Suite 14-7 Spartanburg, SC 29307. The Permit No. is 43045142.005.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

May 1, 2026 26-00937P

FIRST INSERTION

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Concord Station Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Ste 200, Dade City, FL 33523. The Supervisor of elections may be contacted by phone at (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Concord Station Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3. Each seat carries a four (4)-year term of office. Elections are non partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

May 1, 2026 26-00938P

FIRST INSERTION

EXHIBIT A
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Long Lake Ranch Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at Central Pasco Professional Center, 4111 Land O'Lakes Blvd., Suite 105, Land O'Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Long Lake Ranch Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

May 1, 2026 26-00939P

FIRST INSERTION

NOTICE OF CHANGE OF MEETING OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

A Meeting of the Board of Supervisors of the Oakstead Community Development District is scheduled to be held on Wednesday, May 27, 2026, at 6:30 p.m., instead of the original date of May 21, 2026, and on Wednesday, August 26, 2026, at 6:30 p.m., instead of the original date of August 20, 2026 at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida 32829.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Inframark, District Management Services, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or the District website at www.oaksteadcdd.org

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District 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 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.

Mark Vega
District Manager
May 1, 2026 26-00959P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Dupree Lakes Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 2026-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Government Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844, or Jason Greenwood jgreenwood@gms-tampa.com.

Jason Greenwood, District Manager
Dupree Lakes Community Development District
May 1, 2026 26-00958P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING AND NOTICE OF WORKSHOP

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.

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Workshop on May 19, 2026 at 5:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, to discuss the Fiscal Year 2027 proposed budget. The members of the Board will not convene at the Workshop for purposes of taking action on matters of the District's business. The facts being gathered may relate to future action to be considered by the Board.

The workshop and meeting are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The workshop and meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. A copy of the agenda for the workshop and 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://tsrcdd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this workshop because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the 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
May 1, 2026 26-00960P

FIRST INSERTION

NOTICE OF REGULAR BOARD "CHANGE IN LOCATION" CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The following Regular Meetings of the Board of Supervisors of the Cypress Preserve Community Development District has changed the location of the following dates for June 3, 2026, at 1:30 P.M and July 1, 2026, at 1:30 P.M. located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544.

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

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda will be available by emailing the District Manager at Michael.Perez@inframark.com. The District Manager's office can be reached telephonically at (407) 566-1935.

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.

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.

Michael Perez
District Manager
May 1, 2026 26-00965P

FIRST INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

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

Unit J16 - J. Smith
Unit J09 - S. Vallas
Unit K12 - J. Berggren
Unit C15 - D. Bowes
Unit A14 - D. Albritton
Unit H04 - D. Albritton
Unit D06 - R. Pendola
Unit M02 - R. Robinson
Unit G11 - K. Williams
Unit I13 - C. Liebich

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE May 16, 2026 AT OR AFTER: 11:00 A.M.

May 1, 8, 2026 26-00956P

--- ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

USA Auto Repair Shop, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle(s) on 6/4/2026 at 8:30 AM at 36120 Sunshine Rd, Zephyrhills, FL 33541. Please call 813-255-4959 to arrange cash payment due on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. Lien claimed by lienor is subject to enforcement pursuant to FL Statute 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2020 DODG VIN#
3C4PDCGB1LT193455 for $9452.19
2002 GMC VIN#
1GTHC29U32Z160688 for $8262.27
2015 KIA VIN#
5XXGN4A72FG399262 for $7059.00

May 1, 2026 26-00957P

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 Club SciKidz of Tampa Bay located at 2960 Lilla Trl 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 22nd day of April, 2026.
Liao Learning Group LLC

May 1, 2026 26-00962P

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

A.R. French Pizzeria & Tavern

located at 3104 Town Ave., Suite 101, in the County of Pasco, in the City of Trinity, Florida 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Trinity, Florida, this 2th day of April, 2026.
By: Frenchy's Pizzeria & Tavern, Inc.

May 1, 2026 26-00961P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026-CP-000471
Division: Probate
IN RE: ESTATE OF MARIE A. DOROBKOWSKI Deceased.

The administration of the Estate of MARIE A. DOROBKOWSKI deceased, whose date of death is March 6, 2025, and whose last four digits of her social security number is 8441, is pending in the Circuit Court for Pasco County, Robert D. Sumner Judicial Center, 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 persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 May 1, 2026.

Personal Representative:
MATTHEW DOROBKOWSKI, Petitioner
23335 Charlston Place
Land O' Lakes, Florida 34639
Attorney for Personal Representative:
WIDERMAN MALEK, PL
506 Celebration Avenue
Celebration, FL 34747
Tel: (407) 566-0001
Charles P. Castellon, Esquire
Florida Bar No. 0574287
Primary email:
ccastellon@uslegalteam.com
Secondary email:
RBaez@uslegalteam.com
Counsel for Petitioner

May 1, 8, 2026 26-00954P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 512026CP000520CPAXES
IN RE: ESTATE OF KATHLEEN HAUGHEY, Deceased.

The administration of the Estate of Kathleen Haughey, deceased, whose date of death was January 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 205, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 May 1, 2026.

Personal Representative:
Suzanne Baird
3391 Winchester Avenue
Pahrump, Nevada 89048
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com

May 1, 8, 2026 26-00953P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-553
IN RE: ESTATE OF JOHN G. KENNY AKA JOHN KENNY Deceased.

The administration of the estate of John G. Kenny aka John Kenny, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 STATUES 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 May 1, 2026.

Sean T. Kenny
Personal Representative
63 Bartlett Street
Chelmsford, MA 01824
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

May 1, 8, 2026 26-00950P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-484
IN RE: ESTATE OF DEBORAH GIVENS AKA EILEEN P. FITZGERALD Deceased.

The administration of the estate of EILEEN P. FITZGERALD, deceased, whose date of death was February 7, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 May 1, 2026.

Personal Representative:
DOROTHY NOLLMANN
4710 N. Clearfield Ave.
Tampa, Florida 33603
Attorney for Personal Representative:
STEPHEN R. WILLIAMS, Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com

May 1, 8, 2026 26-00955P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000622
IN RE: ESTATE OF JAMES GREGORY JONES a/k/a JAMES G. JONES, Deceased.

The Administration of the Estate of James Gregory Jones a/k/a James G. Jones, Deceased, whose date of death was March 11, 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 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 STATUES 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 May 1, 2026.

Personal Representative:
Dorothy Marsh
22551 N Mulligan Drive
Maricopa, Arizona 85138
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com

May 1, 8, 2026 26-00975P

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. 2025CA002403CAAXWS
Freedom Mortgage Corporation, Plaintiff, vs.
Jennifer Calderin, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002403CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jennifer Calderin; Unknown Spouse of Jennifer Calderin 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 18th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 265 OF THE UNRECORDED PLAT OF SEA PINES UNIT SEVEN, A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 14, NORTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 1417.42 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.25 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 550 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 50 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 575 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 104.11 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 58 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TAX ID:
14-24-16-004A-00000-2650

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 22nd 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-F01928

May 1, 8, 2026 26-00946P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-000156
IN RE: ESTATE OF NORBERTO MANUEL RODRIGUEZ Deceased.

The administration of the estate of NORBERTO MANUEL RODRIGUEZ, deceased, who's date of death was December 2, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Elvin C. Jaquez, Jr.
Personal Representative
c/o McKillop Law Firm, P.L.
7563 Philips Highway, Building 500
Jacksonville, FL 32256
Attorney for Personal Representative:
/s/ Julia Chansen McKillop
Julia Chansen McKillop
Attorney for Personal Representative
Florida Bar Number: 43531
MCKILLOP LAW FIRM, P.L.
7563 Philips Highway, Building 500
Jacksonville, FL 32256
Telephone: (904) 503-3893
E-Mail:
pleadings@mckilloplawfirm.com
Secondary E-Mail:
julia@mckilloplawfirm.com

May 1, 8, 2026 26-00977P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000538
Division PROBATE
IN RE: ESTATE OF JOHN PIETROWICZ Deceased.

The administration of the estate of JOHN PIETROWICZ, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104 New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.2 I 6- 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 STATUES 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 May 1, 2026.

Personal Representative:
CHRISTOPHER DAVID PIETROWICZ
12628 Hammock Pointe Circle
Clermont, Florida 34711
Attorney for Personal Representative:
MICHAEL G. HORTON
Attorney
Florida Bar Number: 123841
MICHAEL G. HORTON, P.A.
3721 South Highway 27, Suite A
Clermont, FL 34711
Telephone: (352) 394-4008
Fax: (352) 394-5805
E-Mail: michael@mghpa.com
Secondary E-Mail: trish@mghpa.com

May 1, 8, 2026 26-00976P

Q&A

Who benefits from legal notices?

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

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

LV10237_V25

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
Bidder Number: 17388
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2025-CA-002777
Honorable Judge: Kimberly Sharpe Byrd.
PLANET HOME LENDING, LLC
Plaintiff, vs.
AARON TESKE.; JACQUELINE TESKE; BEACON WOODS EAST MASTER ASSOCIATION, INC; BEACON WOODS CIVIC ASSOCIATION, INC; BEACON WOODS EAST HOMEOWNERS' ASSN., INC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 22, 2026 in the above-styled cause, Nikki Alvarez-Sowles, ESQ., as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pasco.realforeclose.com at 11:00 AM on June 22, 2026 the following described property:

LOT 48, BEACON RIDGE WOODBINE VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 28 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

APN No. 02-25-16-0890-00000-0480

COMMONLY KNOWN AS: 12717 Woodchuck Way, Hudson, FL 34667.

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

ADA INFORMATION:

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.

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

Dated this April 25, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
May 1, 8, 2026 26-00974P

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. 2025CA003700CAAXES
PennyMac Loan Services, LLC,
Plaintiff, vs.
Mazin Maksousa, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003700CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Mazin Maksousa; Buchra Chahadeh; Seven Oaks Property Owners' Association, Inc.; Villas at Edenfield 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 15th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 37, BLOCK 57, SEVEN OAKS PARCEL S-8B2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, AT PAGES 141 THROUGH 146, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:
24-26-19-0040-05700-0370

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 24th 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-F02963
May 1, 8, 2026 26-00947P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-221
IN RE: ESTATE OF GEORGE ALBERT NIEBLA,
Deceased.

The administration of the estate of GEORGE ALBERT NIEBLA, deceased, whose date of death was October 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: May 1, 2026.

ROBERT D. HINES, ESQ.
Personal Representative
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:
ntservice@hnh-law.com
May 1, 8, 2026 26-00951P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
UCN: 512026CP000461CPAXWS
REF #: 2026CP000461CPAXWS
IN RE: ESTATE OF SANDRA L. MARECKI,
Deceased.

The administration of the estate of SANDRA L. MARECKI, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is: May 1, 2026.

Personal Representative:
VICTORIA LYN COYLE
c/o Rooth and Rooth P.A..
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
RYAN P. ROOTH, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0630251
E-Mail: ryan@roothlaw.com
E-Mail: marie@roothlaw.com
May 1, 8, 2026 26-00978P

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY,
CIVIL DIVISION
CASE NO.: 2026CA000599
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
AMANDA S. SINGH; et al.,
Defendants.

TO: AMANDA S. SINGH; 6336 WOODEN ST, NEW PORT RICHEY, FL 34653
UNKNOWN SPOUSE OF AMANDA S. SINGH; 6336 WOODEN ST, NEW PORT RICHEY, FL 34653

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

LOT 45, CYPRESS KNOLLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 46 THROUGH 48, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 6336 WOODEN ST, NEW PORT RICHEY, FL 34653.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before June 1st, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 onApril 29th, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT
By: Haley Joyner
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
May 1, 8, 2026 26-00979P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA000481CAAXWS
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL2, MORTGAGE-BACKED NOTES, SERIES 2024-RTL2,
Plaintiff, v.
NEPTUNE PROPERTY GROUP LLC, A Florida Limited Liability Company; NICHOLAS SALTZMAN, an Individual; DOMINIQUE MARCELINO; SMART CHOICE ROOFING, LLC; EVOLVE SOLAR OPERATIONS FL, LLC; KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,,
Defendant.

To the following Defendant(s):
NEPTUNE PROPERTY GROUP LLC, A Florida Limited Liability Company
2630 52ND STREET, N.
ST. PETERSBURG, FL 33710
(LAST KNOWN ADDRESS)

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

LOT 452, KEY VISTA PHASE 3, PARCELS 12, 14 AND 16, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED TN PLAT BOOK 43, PAGES 82 THROUGH 90 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
a/k/a 2325 Indian Key Drive, Holiday, FL 34691

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 June 1, 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 person 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 Administrator 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 28 day of April, 2026.

As Clerk of the Court
(SEAL) By Shawn Craig
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
May 1, 8, 2026 26-00969P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 2022CA001920CAAXWS
BANK OF AMERICA, N.A.,
Plaintiff vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES TATE OF WILLIAM CRAIG RONAN A/K/A WILLIAM C. RONAN; CYNTHIA RONAN; MILL RUN HOMEOWNERS' ASSOCIATION OF PASCO, INC.; STATE OF FLORIDA; CLERK OF COURT, PASCO COUNTY FLORIDA; LORALEE MARTIN A/K/A LORALEE RONAN; JON RONAN A/KIA JONATHAN RONAN; BETHANY GOODE; MARY ELIZABETH LASLEY A/KIA MARY ELIZABETH RONAN,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated April 20, 2026 entered in Civil Case No. 2022CA001920CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and THE ESTATE OF WILLIAM CRAIG RONAN and CYNTHIA RONAN, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLESS, ESQ., shall sell to the highest and best bidder for cash at PASCO County's On-Line Public Auction website: https://pasco.realforeclose.com, at 11 :00 AM on June 09, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

Lot 2, Block D, Mill Run Phase Two, according to the Plat thereof, recorded in Plat Book 28, Paae(s) 100 through 102, of the Public Records of Pasco Countv, 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. The court. in its discretion. may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs 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.

Submitted by: /s/ Derek A. Harvey, Jr.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233
Fax: (954) 200-7770
FL Bar#: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
May 1, 8, 2026 26-00966P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-462
IN RE: ESTATE OF VICENTE MARTINEZ,
Deceased.

The administration of the estate of VICENTE MARTINEZ, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: May 1, 2026.

MICHAEL MARTINEZ
Personal Representative
21748 Garden Walk Loop
Land O' Lakes, FL 34637
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:
ntservice@hnh-law.com
May 1, 8, 2026 26-00952P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 25-CC-7276
GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
DAWN RAE MARIE SENENSKY 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:

Unit C, Building Number 3083, GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER FOUR, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 588, Page 515, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 11, Page 7, of the Public Records of Pasco County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

Property Address: 4424 Sunstate Dr., New Port Richey, Florida, 34652.

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

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 23rd day of April, 2026.
NIKKI ALVAREZ SOWLES, ESQ.
CLERK AND COMPTROLLER
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
May 1, 8, 2026 26-00943P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case#: 2026CA001040CAAXWS
DIVISION: J2
Truist Bank, successor by merger to SunTrust Bank.
Plaintiff, -vs-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Dennis F. Beckman a/k/a Dennis Frederick Beckman, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Michael Dennis Beckman a/k/a Michael D. Beckman; Ann Beckman Durham a/k/a Ann B. Durham a/k/a Ann R. Durham f/k/a Ann Renee Beckman f/k/a Ann R. Beckman; Dawn Christine Nolan a/k/a Dawn C. Nolan a/k/a Dawn Nolan; David Robert Osborn a/k/a David R. Osborn; Unknown Spouse of Michael Dennis Beckman a/k/a Michael D. Beckman; Unknown Spouse of Ann Beckman Durham a/k/a Ann B. Durham a/k/a Ann R. Durham f/k/a Ann Renee Beckman f/k/a Ann R. Beckman; Unknown Spouse of Dawn Christine Nolan a/k/a Dawn C. Nolan a/k/a Dawn Nolan; Unknown Spouse of David Robert Osborn a/k/a David R. Osborn; Urban Solar LLC; HP Storm Restoration LLC; EnFin Corp; 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: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Dennis F. Beckman a/k/a Dennis Frederick Beckman, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s):
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(S) 104, OF HOLIDAY LAKE ESTATES, UNIT TWO AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 3641 Wellington Drive, Holiday, FL 34691.
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 JUNE 1ST, 2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the April 28, 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
26-335123 FC0l SUU
May 1, 8, 2026 26-00970P

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 2025CA003903CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2024-HB2,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUIS A. DERISE A/K/A LOUIS DERISE, DECEASED, et al.
Defendant(s),
TO: DAVID DERISE,
Whose Residence Is: 15350 Nava St, Hudson, FL 34667
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 602, REGENCY PARK, UNIT FIVE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGES 50 AND 51, 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 06/01/2026 /(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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this April 24, 2026
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: HALEY JOYNER
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE,
SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-047653
May 1, 8, 2026 26-00944P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 2022CA001920CAAXWS
BANK OF AMERICA, N.A.,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM CRAIG RONAN A/K/A WILLIAM C. RONAN; CYNTHIA RONAN; MILL RUN HOMEOWNERS' ASSOCIATION OF PASCO, INC.; STATE OF FLORIDA; CLERK OF COURT, PASCO COUNTY FLORIDA; LORALEE MARTIN A/K/A LORALEE RONAN; JON RONAN A/K/A JONATHAN RONAN; BETHANY GOODE; MARY ELIZABETH LASLEY A/K/A MARY ELIZABETH RONAN,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated April 20, 2026 entered in Civil Case No. 2022CA001920CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and THE ESTATE OF WILLIAM CRAIG RONAN and CYNTHIA RONAN, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLESS, ESQ., shall sell to the highest and best bidder for cash at PASCO County's On-Line Public Auction website: https://pasco.realforeclose.com, at 11:00 AM on June 09, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:
Lot 2, Block D, Mill Run Phase Two, according to the Plat thereof, recorded in Plat Book 28, Page(s) 100 through 102, 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. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
If you are a person with a disability who needs 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.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-095903-F00
May 1, 8, 2026 26-00967P

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
Case No.: 2026CA000807
MARIE NUNES,
Plaintiff, v.
BARBARA RIGGS,et alia,
Defendant,
TO: BARBARA RIGGS, EMMELINE HOLMES, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIE-MARTHE HALVERSON, AKIV CARRIES, ASHLEY M. CARRIES, GERALD J. F. CARRIES, AND PATRICK 0. CARRIES, IF ALIVE, AND, IF DEAD, DEFENDANT(S)' UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, JUDGMENT CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANTS; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, AND JUDGMENT CREDITORS OF DEFENDANTS, DECEASED, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANTS; ALL UNKNOWN NATURAL PERSONS IF ALIVE, AND, IF DEAD OR NOT KNOWN TO BE DEAD OR ALIVE, THEIR SEVERAL AND RESPECTIVE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, AND JUDGMENT CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER THOSE UNKNOWN NATURAL PERSONS; THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT; AND ALL CLAIMANTS, PERSONS, OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS OR PARTIES OR CLAIMING TO HA VE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT
YOU ARE HEREBY NOTIFIED that the Plaintiff instituted an action against you on January 14, 2026, to quiet title with respect to the lands situated at 9438 Blackthorn Loop, Land O' Lakes, Florida 34638, which property is described as:
Lot 1, Block 3, TIERRA DEL SOL PHASE 1, according to the map or plat thereof recorded in Plat Book 52, Pages 70 through 84, inclusive, Public Records of Pasco County, Florida.
Each defendant is required to serve written defenses to the complaint or petition on SeanCarlo Lopez, Esq., Plaintiff's attorney, whose address is 700 7th Avenue North Saint Petersburg, Florida 33701, within sixty days after the first publication of this notice in a newspaper in Pasco County, Florida, exclusive of the day of publication, and to file the original of the defenses with the clerk of this court either before service on plaintiffs attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.
Written defenses must be served ON OR BEFORE: June 30th, 2026
In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.
DATED on April 23rd, 2026
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL)
By: Haley Joyner
Deputy Clerk
May 1, 8, 2026 26-00949P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001108CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-R1,
Plaintiff, v.
JOHN BASILE, JR., et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on November 29, 2025 in Case No. 2025CA001108CAAXES, in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JANINE BASILE, JOHN BASILE, JR., HUDSON SL POOL SERIES I TRUST, LYON FINANCIAL SERVICES, INC., A MINNESOTA CORPORATION D/B/A US BANCORP BUSINESS EQUIPMENT FINANCE GROUP, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RAMP 2006RSI., US IMMIGRATION BONDS AND INSURANCE SERVICES, INC, AND LEXINGTON NATIONAL INSURANCE CORPORATION, UNKNOWN TENANT #1 N/K/A NICK PILLEGGI, UNKNOWN TENANT #2 N/K/A ALYSSA BASILE, UNKNOWN SPOUSE OF JOHN BASILE, JR N/K/A SHANNON BASILE, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on June 2, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:
THE SOUTH 1/2 OF LOT 9 AND ALL OF LOT 10, BLOCK C, ZEPHYR PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
and commonly known as: 6400 12TH ST, ZEPHYRHILLS, FL 33542 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/Jimmy K. Edwards
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
May 1, 8, 2026 26-00940P

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. 2025CA001690CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. CURRAN A/K/A DAVID CURRAN, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 2, 2026, and entered in 2025CA001690CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. CURRAN A/K/A DAVID CURRAN, DECEASED; AMY CURRAN; CHRISTOPHER CURRAN 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 21, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 28, RADCLIFFE ESTATES, UNIT TWO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 116 AND 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 8835 ARUBA LN, PORT RICHEY, FL 34668
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 28 day of April, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
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
25-299324 - NaP
May 1, 8, 2026 26-00971P

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. 2025CA002788CAAXES
TOWD POINT MORTGAGE TRUST 2021-SJ1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA NIEDOSIK A/K/A BARBARA A. NIEDOSIK, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2026, and entered in 2025CA002788CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein TOWD POINT MORTGAGE TRUST 2021-SJ1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA NIEDOSIK A/K/A BARBARA A. NIEDOSIK, DECEASED; ANN MARIE HOROVITZ; MARY-JO EBERLY; STAGECOACH PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 20, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 31, BLOCK 2, STAGECOACH VILLAGE - PARCEL 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 120, OF THE PUBLIC RECORDS OF PASCO COUNTY, FL.
Property Address: 25427 SEVEN RIVERS CIR, LAND O LAKES, FL 34639
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 28 day of April, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
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
25-311876 - MiM
May 1, 8, 2026 26-00972P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA002192CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALD A. BARTNIK, DECEASED, et al.,
Defendants.
TO: Michael Wieczorek
7553 Washington Street
Port Richey, FL 34668
Joseph Wieczorek
7553 Washington Street
Port Richey FL 34668
Kathleen Wieczorek
7553 Washington Street
Port Richey FL 34668
Robert J. Abraham
7553 Washington Street
Port Richey FL 34668
Nancy Abraham
7553 Washington Street
Port Richey FL 34668
Gundi Davis
S47W29883 State Road 59
Waukesha WI 53189
Marty Habenicht, Jr. a/k/a Marty S. Habenicht
7553 Washington Street
Port Richey FL 34668
Donna M. Walker
7553 Washington Street
Port Richey FL 34668
Bruce D. McLaughlin
7553 Washington Street
Port Richey FL 34668
Michael McLaughlin
7553 Washington Street
Port Richey FL 34668
P. Denise Whittaker
7553 Washington Street
Port Richey FL 34668
Lisa Bowden
7553 Washington Street
Port Richey FL 34668
William Stokes, Jr.
7740 River Road Apt. 1
Cottrellville MI 48039
William Stokes, Jr.
9047 Anchor Bay Dr.
Clay, MI 48039
Unknown Personal Representative of the Estate of Gerald A. Bartnik, Deceased
Last known address: Unknown
Unknown Heir, Beneficiary and Devisee 1 of the Estate of Gerald A. Bartnik, Deceased
Last known address: Unknown
Unknown Heir, Beneficiary and Devisee 2 of the Estate of Gerald A. Bartnik, Deceased
Last known address: Unknown

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

Lot 5 and the North 20 feet of Lot 4, Block A, in Unit 3 of TE LA HEIGHTS UNITS 2 AND 3, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 67, 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 JUNE 1ST, 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 April 28, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 1, 8, 2026 26-00973P

FIRST INSERTION

Amended
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2026CA000629CAAXES
HANDCARTROADWESLEYCHAPEL LLC,
a Florida limited liability company
Plaintiff, v.
A.E. BURGIN; ROY H. LAIRD; C.J. DAVIDSON; W.J. WEAVER; ALDEN COFFEY; DR. J.F. MCVEIGH; 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; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; SINGIN' HILLS MINERALS, LTD., a Texas limited partnership; RICHARD COFFEY, SR. and wife, GLYNDA COFFEY; ALDEN COFFEY III and SHERRY COFFEY; LYNDA YOUNG; 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; 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.

TO: Defendants, A.E. BURGIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against A.E. BURGIN; ROY H. LAIRD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY H. LAIRD; C.J. DAVIDSON, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against C.J. DAVIDSON; W.J. WEAVER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against W.J. WEAVER; ALDEN COFFEY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALDEN COFFEY; DR. J.F. MCVEIGH, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. J.F. MCVEIGH; SINGIN' HILLS MINERALS, LTD., a Texas limited partnership; RICHARD COFFEY, SR. and wife, GLYNDA COFFEY, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against RICHARD COFFEY, SR. and wife, GLYNDA COFFEY; ALDEN COFFEY III and SHERRY COFFEY, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALDEN COFFEY III and SHERRY COFFEY; and LYNDA YOUNG, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against LYNDA YOUNG; 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 unknown persons and others (collectively, "Unknown Defendants"), and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE and SHEADA MADANI, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com, sheadam@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, HANDCARTROADWESLEYCHAPEL LLC, a Florida limited liability company, on or before June 1st, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests.

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:
For a Point of Reference commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; Thence S. 00°17'49" W., along the West boundary of said Southeast 1/4, a distance of 945.51 feet to a point lying 1708.00 feet North of the Southwest corner of said Southeast 1/4; Thence S. 89°55'59" E., parallel with the South boundary of said Southeast 1/4, a distance of 33.39 feet to the Easterly maintained right-of-way line of Handcart Road for a POINT OF BEGINNING; Thence continue S. 89°55'59" E., a distance of 1313.38 feet; Thence N. 00°11'42" E., a distance of 665.00 feet; Thence N. 89°55'59" W., a distance of 1312.82 feet to said Easterly right-of-way line; Thence S. 00°14'34" W., along said line, 665.00 feet to the Point of Beginning.
TOGETHER WITH and also SUBJECT TO an easement for ingress - egress and utilities. Said easement being 70.00 feet in width and lying 35.00 feet on each side of the following described line: For a Point of Reference commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; Thence S. 00°17'49" W., along the West boundary of said Southeast 1/4, a distance of 945.51 feet to a point lying 1708.00 feet North of the Southwest corner of said Southeast 1/4; Thence S. 89°55'59" E., parallel with the South boundary of said Southeast 1/4, a distance of 1346.77 feet; Thence N. 00°11'42" E., a distance of 595.00 feet for a POINT OF BEGINNING; Thence continue N. 00°11'42" E., a distance of 1365.00 feet; Thence S. 89°55'59" E., a distance of 287.39 feet; Thence N. 00°11'35" E., a distance of 979.45 feet to the Southerly maintained right-of-way line of Fairview Heights Road also being the Point of Terminus of said easement.

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 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.

DATED THIS 24th day of April, 2026.

Nikki Alvarez-Sowles, Esquire,
Clerk & Comptroller
Clerk of the Circuit Court
of Pasco County
By: Haley Joyner (Seal)
As: Deputy Clerk
26-CA-629-ES
May 1, 8, 15, 22, 2026 26-00942P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA004038CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JEREMY DOMINIQUE HALL A/K/A JEREMY HALL; TIFFANY JADE SWANSON A/K/A TIFFANY SWANSON; ABBOTT PARK HOMEOWNERS ASSOCIATION INC.; SOLAR MOSAIC, INC; WALMART; STATE OF FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: UNKNOWN TENANT NO. 1
7811 Davie Ray Drive
Zephyrhills, FL 33540
TO: UNKNOWN TENANT NO. 2
7811 Davie Ray Drive
Zephyrhills, FL 33540
TO: TIFFANY JADE SWANSON A/K/A TIFFANY SWANSON
7811 DAVIE RAY DRIVE
ZEPHYRHILLS, FL 33540

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

LOT 40, BLOCK 9, ZEPHYR LAKES SUBDIVISION PHASE 1A, 2A, 2B, & 4A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 80, PAGES 37 THROUGH 48 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before JUNE 1ST, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on April 24, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1463-222315 /ME2
May 1, 8, 2026 26-00948P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000717
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
RICKIE LEE SCHELFO N/K/A RICKIE SCHELFO; et al.,
Defendant(s).
TO: Rickie Lee Schelfo a/k/a Rickite, Schelfo
Last Known Residence: 7616 Mitchell Ranch Rd New Port Richey, FL 34655
TO: Unknown Spouse of Rickie LeSchelfo a/k/a Rickie Schelfo
Last Known Residence: 7616 Mitchell Ranch Rd New Port Richey, FL 34655
Unknown Tenant #1
Last Known Residence: 7616 Mitchell Ranch Rd New Port Richey, FL 34655
Unknown Tenant #2
Last Known Residence: 7616 Mitchell Ranch Rd New Port Richey, FL 34655

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

LOT 906, SEVEN SPRINGS HOMES UNIT SEVEN PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES 35 AND 36, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before June 1st, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on April 24th, 2026.

As Clerk of the Court
By: Haley Joyner
As Deputy Clerk
Civil Court Seal
ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-070B
Ref# 17183
May 1, 8, 2026 26-00945P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2025CA003597CAAXES
PERPETUALLANEWESLEYCHAPEL LLC,
a Florida limited liability company
Plaintiff, v.
A.E. BURGIN; ROY H. LAIRD; ALDEN COFFEY; DR. J.F. MCVEIGH; 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; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; SINGIN' HILLS MINERALS, LTD., a Texas limited partnership; RICHARD COFFEY, SR. and wife, GLYNDA COFFEY; ALDEN COFFEY III and SHERRY COFFEY; CAROL GUARNIERI and ROBERT GUARNIERI; LYNDA YOUNG; 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.

TO: Defendants, A.E. BURGIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against A.E. BURGIN; ROY H. LAIRD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY H. LAIRD; ALDEN COFFEY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALDEN COFFEY; DR. J.F. MCVEIGH, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. J.F. MCVEIGH; SINGIN' HILLS MINERALS, LTD., a Texas limited partnership; ALDEN COFFEY III, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALDEN COFFEY III; and LYNDA YOUNG, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against LYNDA YOUNG; 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 unknown persons and others (collectively, "Unknown Defendants"), and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE and SHEADA MADANI, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com, sheadam@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, PERPETUALLANEWESLEYCHAPEL LLC, a Florida limited liability company, on or before JUNE 1ST, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests.

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:
Parcel 1:
The South 350.00 feet of the North 1050.00 feet of the West 1/2 of the East 1/2 of Section 6, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 50 feet thereof for road right of way.
Parcel 2:
The South 350.00 feet of the North 1400.00 feet of the West 1/2 of the East 1/2 of Section 6, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 50.00 feet thereof for road right of way.
Together with an easement for ingress and egress over and across the East 40.00 feet of the West 135.00 feet of the South 1050.00 feet of the North 1750.00 feet of the West 1/2 of the East 1/2 of said Section 6.
Parcel 3:
The South 350.00 feet of the North 1750.00 feet of the West 1/2 of the East 1/2 of Section 6, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 50.00 feet for road right of way.
Together with an easement for ingress and egress over and across the East 40.00 feet of the West 135.00 feet of the South 1050.00 feet of the North 1750.00 feet of the West 1/2 of the East 1/2 of said Section 6.

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 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.

DATED THIS April 23, 2026.

Nikki Alvarez-Sowles, Esquire,
Clerk & Comptroller
Clerk of the Circuit Court
of Pasco County
Deputy Clerk: Haley Joyner
May 1, 8, 15, 22, 2026 26-00941P

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2026CA000284CAAXES
Division J1
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
CHAD TOMLINSON, et al.
Defendants.

TO: UNKNOWN SPOUSE OF CHAD TOMLINSON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4404 ARECA PALM DR
ZEPHYRHILLS, FL 33541
CHAD TOMLINSON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4404 ARECA PALM DR
ZEPHYRHILLS, FL 33541

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

THE SOUTH 100.00 FEET OF THE NORTH 500.00 FEET OF THE WEST 150.00 FEET OF THE EAST 318.70 FEET OF TRACT 67 IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 4404 ARECA PALM DR, ZEPHYRHILLS, FL 33541 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George Zamora of Kass Shuler, P.A., plaintiffs attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JUNE 1ST, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: April 28, 2026
CLERK OF THE COURT
(COURT SEAL)
Honorable Nikki Alvarez-Sowles, Esq.
38053 Live Oak Avenue
Dade City, Florida 33523
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
078950/2530942/MIS
May 1, 8, 2026 26-00968P

SUBSEQUENT INSERTIONS

--- ACTIONS ---

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. 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, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11,PAGE(S) 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

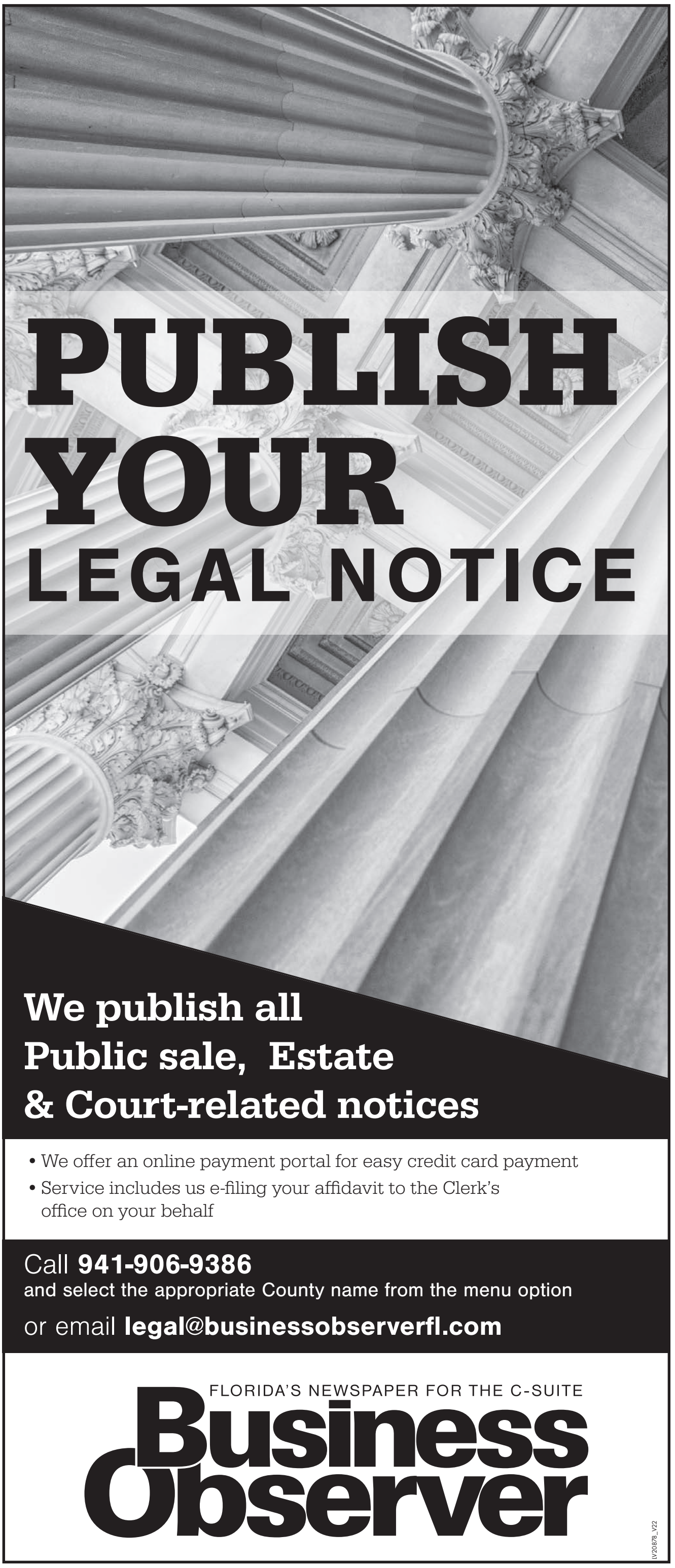
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before MAY 26, 2026 /(30 days from Date of First Publication of this Notice) and file the 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court 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: flmail@raslg.com
25-311942
April 24; May 1, 2026 26-00913P



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

--- ESTATE / TAX DEEDS / SALES ---

SECOND INSERTION

Notice of Application for Tax Deed
2026XX000032TDAXXX

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: Denisse Diaz
Deputy Clerk
Apr. 24; May 1, 8, 15, 2026
26-00864P

SECOND 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

SAVE TIME
LV20906_V7
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
Business Observer

SECOND 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

SECOND 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.

Person Giving Notice:
Eric J. Moore
Petitioner
15798 Bolesta 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-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.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 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

SECOND INSERTION

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

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

SECOND 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 $100.00 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.

Person 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

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

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 23-002539-1
April 24; May 1, 2026 26-00910P

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

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

NOTWITHSTANDING THE TIME 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:
jrivera@hnh-law.com
April 24; May 1, 2026 26-00884P

SECOND 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 Representativ:
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@flellp.com
April 24; May 1, 2026 26-00883P

--- TAX DEEDS ---

SECOND 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 RANCHETTS 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 INVESTEMENTS 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 KAELIN SR
NELLIJEAN KAELIN

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

SECOND 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

SECOND 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

--- PUBLIC SALES ---

SECOND 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. Last Tenant: Elsie Ellen Williams and Patricia Madge Manson. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.

April 24; May 1, 2026 26-00928P

SECOND 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. Last Tenant: April Dawn Parlor. Sale to be held at: Bedrock Wood Dale LLC, 37924 Boston Avenue, Zephyrhills, Florida 33542, (813) 782-1615.

April 24; May 1, 2026 26-00931P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

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 ---

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.: 2025-CA-002914
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, 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, Assignees, 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

SECOND INSERTION

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

SECOND 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 STATUES 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

SECOND 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

SECOND 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

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-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 DARE 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. Repre.:
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

SECOND 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@attypip.com
Secondary E-Mail: Suzie@attypip.com
April 24; May 1, 2026 26-00886P

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 51-2024-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, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 7754 BRISBANE CT, NEW PORT RICHEY, FL 34654

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 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

--- ACTIONS / SALES ---

SECOND 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 following described property:

LOT #701, ANGUS VALLEY, UNIT #2 ... A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FL.; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST 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, Wesley 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 person 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 Administrator 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

SECOND 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 REVOCABLE LIVING TRUST AGREEMENT, DATED JULY 14, 1997
10410 ALLISONVILLE ROAD #222
FISHERS, IN 46038
UNKNOWN SETTLERS AND BENEFICIARIES OF THE TRUSTEE OF THE JERRILYN S. PETERSON REVOCABLE LIVING TRUST AGREEMENT, 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, RECORDED 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 Circuit 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 written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial 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 before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in 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 document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated 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

THIRD INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY
CASE NO. 2024DP000110DPAXES
IN THE INTEREST OF:
J.D. DOB: 8/20/2017,
H.D. DOB: 11/12/2014,
MINOR CHILDREN
TO: Jason Delmont, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: J.D. born on 8/20/2017 and H.D. born on 11/12/2014. You are hereby commanded to appear on May 19, 2026, at 9:00 AM before the Honorable Linda Babb in Courtroom B at the Pasco County Courthouse, 38053 Live Oak Avenue Dade City, FL 33523, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

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

OFFICE OF
NIKKI ALVAREZ-SOWLES, ESQ.
Clerk & Comptroller
(SEAL) By: Deputy Clerk
/s/ Victor Fee Greco
Assistant State Attorney
Bar No. 1059751
Apr. 17, 24; May 1, 8, 2026
26-00806P

SECOND 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. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654, on July 16, 2026 at 9:30am EST.

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.

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. Papadopoule
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

SECOND 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 PERTHSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
INTERNATIONAL GRANITE & STONE, LLC
10129 PERTHSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN TENANT 1
10129 PERTHSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN TENANT 2
10129 PERTHSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1, OF DAMIAN SANTIAGO
10129 PERTHSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1, OF BEATRIZ PATINO
10129 PERTHSHIRE CIRCLE
LAND O LAKES, FL 34638
UNITED STATES OF AMERICA

all parties claiming interest by through under or against Defendant(s) 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, 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:

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 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.

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 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

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. 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 pursuant 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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST is the Plaintiff and 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; 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 NORTHWEST CORNER OF TRACT 54, ZEPHYRHILLS COLONY COMPANY 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 CONTINUE 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 BEGINNING, 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 accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 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: flmail@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

SECOND 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: 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. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654, on July 16, 2026 at 9:30am EST.

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.

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. Papadopoule
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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10248

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

--- ACTIONS / SALES ---

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. 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 pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003499CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, 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' Association, 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 THEREOF 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 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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-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 Circuit 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 MANOR - PHASE I & II, a subdivision 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 Castleberry 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 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 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

SECOND 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 HOMEOWNERS 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 Judgment 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 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.

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

SECOND 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 defendant or party or claiming to have any right, title, or interest in the real property 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, according to the map or plat thereof 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 participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before 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

SECOND 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 Judicial 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 highest 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 Foreclosure:

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 provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

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. 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 HIGHLANDS, UNIT 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION I, 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 DISTANCE 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 DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT CERTAIN 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 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 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 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 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

SECOND 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; PINEWOOD 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; PINEWOOD 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, PINEWOOD VILLAS PHASE I, ACCORDING 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

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

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. 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 Rescheduling Foreclosure Sale, entered in Case No. 2025CA001342CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, 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 Estate 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 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 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, UNRECORDED, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA: GO THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS 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 DISTANCE OF 2,125.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 100.0 FEET THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 175.0 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 100.0 FEET, THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS EAST A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH 1980 DOUBLE WIDE MOBILE HOME ID NUMBER 16203A AND 16203B.
TAX ID:
36-24-16-0060-00000-1350

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 15th day of April 2026.
BROCK & SCOTT, PLLC
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By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00516
April 24; May 1, 2026 26-00904P