

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:15 AM

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

1136 - Broderick, Fevronia; 1140 - Rowles, Lori; 1172 - Harris, DuJuan; 2116 - Gonzalez, Jose Rafael; 2146 - Gizzi, Bill; 2164 - Pizzuto, James; 2199 - Mayo, Taylor; 2218 - Honecker, Tina; 2264 - Smith, Heather; 3147 - Schloss, Roxanne; 3159 - odell, Steven; 3230 - Coppedge, Dorian; 7007 - Tanzola, Andrew; 7012 - Harris, Virgen; 7026 - Davis, Daniel; 7039 - clark, Patricia

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

Time: 10:00 AM

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

01018 - Grassi, Deanna; 01075 - Grassi, Deanna; 01080 - Dodson, Shannon; 01116 - Rhodes, Raby; 02012 - Kennedy, Kendra; 02071 - Rodriguez, Ruben; 020891 - Perez, Ivette; 02115 - Bruce, Linda; 03089 - Valenti, Lorraine; 03139 - Ray, Michael; 03147 - Franco, Carmen; 03169 - Kennedy, Charles; 03194 - Alas, Nikolai; 04007 - Abentroth, Sasha; 04008 - novas, Damaris; 04039 - Tipton, April; 04041 - Baez, Alberto; 04066 - Nicoletti, Soledad; 04139 - Williams, Olivia; 04145 - Ramirez, Carlos; 04185 - Henderson, Kemuel; 04193 - Grassi, Deanna

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

Time: 10:15 AM

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

025 - Robertson, Tyler; 047 - hill, Tommya

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

Time: 10:45 AM

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

11046 - Crew, Katherine; 11050 - Penning, Lisa; 11082 - Taylor, Stepphone; 12012 - Siver, David; 12086 - Laker, Stephanie Elizabeth; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12211 - shaf fer, Michaela; 12228 - Rosati, Guy; 12266 - Malin, Mary; 13065 - Lake, Terriaunna; 13206 - Bushard, Sarah; B216 - Lee, Alton; B231 - Kelly, Kaily; C104 - McKinnon, Kendra; C244 - Garcia, Marilin; C252 - wallace, Ronald; C333 - macho, Brionna; D106 - Cowley, Franklin J; D114 - Penning, Lisa; D128 - REYNOLDS, PATRICK; D208 - Stoltenberg, Emily; D321 - Rothberg, Amanda

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

Time: 11:30 AM

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

1812 - Vasquez, George; 2225 - Glover, Keith; 2307 - RODRIGUEZ, HECTOR LOPEZ; 1718 - Journey Psychiatry & Behavioral Health; 1822 - Journey Psychiatry & Behavioral Health

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

Time: 11:45 AM

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

A0051 - III, Ronald L Fiske; B0004 - Gant, Dan; C1028 - Townsend, Sharee; E1121 - Berrios, Alex; E1143 - Huff, Moriah; E1151 - Davis, Bethany; E1152 - Montero, Brenda; E1153 - Lilley, Lynda; E1166 - Ros, Landy; E1168 - Whipkey, Heather; E1196 - Blackman, Stephen; E1204 - Durham, Barry; E1238 - Gemalsky, Eonna; E2239 - Thompson, Adrian; E2332 - street, Cali; E2358 - Johnson, Melissa

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

Time: 12:00 PM

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

0A150 - Hyatt, Adam; 0A160 - Popovich, George; 0A192 - Hagle, Vicki; 0A219 - Tucker, Erica; 0A233 - Fernandez, David; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B032 - Alligood, Amy; 0B039 - Mcgovern, Brittny; 0B050 - Goodrich, Kaitlyn; 0B121 - lozada, Isabella; 0C116 - Chapman, Lisa; 0C117 - Smith, Emmanuel; 0C133 - Darling, Eric; 0D001 - Popovich, George; 0D034 - POWERS, MICHAEL; 0E052 - trowell, Victoria; 0E065 - Pena, Madeleine; 0E115 - Knox, Tracy; 0E124 - Ortiz, Xavier; 0E164 - Rivera, Michelle; 0E187 - Behnke, Brittany; 0E201 - Jarisch, Sara; 0E227 - Crook, Jada

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

Time: 12:15 PM

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

027 - Hardrick, Leon; 042 - Kirkland, Angel; 055 - Fuller, Rosalyn; 082 - Orr, James; 125 - Anderson, Lamont; 130 - Gagnon, Cristen; 183 - Otero, Pedro; 268 - Gibson, Elizabeth; 275 - Glaze, Patricia Noury; 308 - Haywood, Heather; 312 - Ashby, Tatiyanna; 319 - Pavelka, Gina; 322 - Langlais, Christopher; 324 - Jones, Maria Elena Cavallari; 337B - Murphy, Jennifer; 350 - Rucker, Jacqueline; 452 - Moorehead, Susan; 490 - traceys loving care llc hendrix, tracey; 505 - McCollum, Debra; 591 - Ostrowski, Glen

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

Time: 12:30 PM

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

1004 - Bacon, Joseph; 1047 - Corazza, Paul; 1048 - Brown, Dawn; 1236 - Thompson, Kristene; 2026 - Young, Baylee; 2046 - Fuller, Kirsten; 2055 - Immel, Rosa; 2071 - Russo, Gina; 2152 - McClory, Joseph; 2163 - Williams, Sasha; 2167 - Macchio, Wendy; 2228 - Gorr, Stacy; 2261 - Smith, Dana; 2276 - Becker, Michael; 3029 - Cintron, Terry; 3153 - Sanks, Tekeisha; 3186 - Valle, Jane; 3198 - Williams, Frances; 3248 - Vollen, Debra; 3249 - Vollen, Debra; 3260 - Goggin, Carole; 3297 - Gould, Fred S; 3326 - Vollen, Debra; 3345 - Keen, Delores

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

Time: 12:45 PM

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

1035 - Slavin-Mezaros, Colleen; 1060 - Miller-Johnson, Denetrius Michele; 1082 - Hilton JR, Boakai; 2065 - Moody, Nicole; 2217 - Feeley, Cindy; 2235 - Torregrossa-bierwirth, Donna; 2243 - Keister, John; 3146 - McDonald, Amy; 4013 - Frank, Nicki; 4065 - Hieb, Gabriela

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

Time: 01:30 PM

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

K007 - Arbuckle, Bart

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

Time: 01:45 PM

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

0146 - Handorf, Thomas; 0203 - Porter, Shawn; 0209 - Holton, Taylor; 0221 - Grant, Troy; 0309 - Ploettner, Rebecca; 0501 - O'Neil, Travis; 0524 - Wohlert, Christopher; 0534 - Jones, Jonquavia Keon; 2068 - O'Neil, Travis; A079 - Wayman, Mark; A082 - Williams, Tekeila

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

Time: 02:00 PM

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

0312 - Lopez, Carmen; 0315 - Florez, Orlando; 0509 - Sterling, Latavia; 0512 - Allen, Chad; 0608 - Brower, Jennifer; 1226 - Rios, Emmanuel; 1536 - Smith, Georgeann; 1543 - Shook, Maizy; 2528 - Moore, Timothy; 2548 - Algarin, Edwin

PUBLIC STORAGE # 29314, 10031 Land O'Lakes Blvd, Land O'Lakes, FL 34638, (813) 776-1417

Time: 02:15 PM

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

2022 - Davis, Danisha

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

May 8, 15, 2026

26-00990P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold a Regular Meeting on May 19, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 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 8, 2026

26-01002P

FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in Pasco County, Florida, will hold a Regular Meeting on May 22, 2026 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525 to consider any and all business which may properly come before it.

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

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

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

District Manager

May 8, 2026

26-00996P

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Bexley Community Development District will hold their regular meeting on May 27, 2026 at 6:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

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

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

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

Lisa Castoria

District Manager

May 8, 2026

26-00991P

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Cypress Preserve 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 two (2) seats up for election, specifically seats 1 and 2. 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 8, 2026

26-00992P

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING & REGULAR MEETING OF
THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY
DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on **May 20, 2026 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638**. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it. **There will be an Audit Committee meeting before the Board of Supervisors' regular meeting.** The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting is open to the public and will be conducted in accordance with 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 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 accommodations 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.

Lynn Hayes

District Manager

May 8, 2026

26-00993P

FIRST INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") will hold a Regular Meeting on May 19, 2026 at 5:00 p.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours or by visiting the District's website at <https://harvesthillsdcd.net/>.

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

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

District Manager

May 8, 2026

26-00994P

SAVE TIME

Email your Legal Notice

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

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

Business
Observer

--- PUBLICS ---

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Meadow Pointe 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 two (2) seats up for election, specifically Seat 1 and Seat 2. 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 Tuesday, 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 8, 2026 26-00995P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 2 ("District") will hold a Regular Meeting on May 19, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 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 8, 2026 26-01003P

FIRST INSERTION

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS.

The Board of Supervisors ("**Board**") of the Preserve at Legends Pointe Community Development District ("**District**") will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0888, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 8, 2026 26-01005P

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("**Board**") of the Blackwell Community Development District ("**District**") will hold a Regular Meeting on May 26, 2026 at 10:30 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544 for the purpose of considering any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889, during normal business hours or by visiting the District's website at <http://blackwellcdd.net>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 8, 2026 26-01006P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Dupree Lakes Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 2026-01. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer Hillsborough County Edition on May 1, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on June 16, 2026, at 6:00 p.m. at the 6255 Dupree Lakes Blvd, Land O' Lakes FL 34639 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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, 286.013, 286.014, 287.017, 287.055, and 287.084, Florida Statutes.

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

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Government Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844, or Jason Greenwood jgreenwood@gms-tampa.com (the "District Manager's Office").

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1800-955-8770 for aid in contacting the District Manager's Office.

Jason Greenwood, District Manager
Dupree Lakes Community Development District
May 8, 2026 26-00999P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on **Tuesday, May 19, 2026, at 6:00 PM** at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Richard McGrath, District Manager
Governmental Management Services - Tampa, LLC
May 8, 2026 26-01000P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential parks and recreation areas activities on 5.93 acres known as New Port Corners Phase 2 Park. The project is located in Pasco County, Section(s) 1,2, Township 26 South, Range 16 East. The permit applicant is Lennar Homes, LLC whose address is 4301 West Boy Scout Blvd., Suite 600 Tampa, FL 33607. The Permit No. is 43044703.009.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter 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 proposed 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 Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

May 8, 2026 26-01052P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RECREATIONAL FACILITIES POLICIES OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed amended Recreational Facilities Policies (the "Proposed Rules"). The Proposed Rules and Rates number is RECFAC-2026-1. Prior notice of rule development relative to the Proposed Rules and Rates was published in the Business Observer on May 1, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Avalon Park West Community Development District (the "District") on June 12, 2026, at 10:00 a.m. at 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary, purpose and effect of the Proposed Rules is to provide for efficient and effective District amenity operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules and Rates includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rules and Rates include, but are not limited to, Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

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

For more information regarding the public hearing, the Proposed Rules and Rates, or for a copy of the Proposed Rules and Rates and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, FL 33431, sanchezj@whassociates.com, (the "District Manager's Office").

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1800-955-8770 for aid in contacting the District Manager's Office. accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1800-955-8770 for aid in contacting the District Manager's Office.

Jamie Sanchez, District Manager
Avalon Park West Community Development District
May 8, 2026 26-00998P

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District") will hold a Regular Meeting on May 19, 2026, at 5:00 p.m., or as soon thereafter as the matter may be heard, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 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 8, 2026 26-01001P

FIRST INSERTION

NOTICE OF RULEMAKING FOR 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 the public notice of its intent to promulgate a rule entitled Rule Relating to Overnight Parking and Parking Enforcement ("Proposed Rule"). The Proposed Rule number is PARKING-2026-1. Prior notice of rule development was published in the Business Observer on May 1, 2026. A public hearing will be conducted by the Board of Supervisors of the District on June 12, 2026, at 10:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

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 Proposed Rule includes the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, sanchezj@whassociates.com, (561) 571-0010.

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. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1800-955-8770 (Voice), who can aid you in contacting the District Office.

Jamie Sanchez, District Manager
May 8, 2026 26-00997P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF BOARD MEETING
MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **Tuesday, May 19, 2026, at 6:00 PM** at the Watergrass II Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, FL 33545.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the "District Manager's Office"), during normal business hours. The meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood
District Manager
May 8, 2026 26-01004P

FIRST INSERTION

NOTICE OF BOARD MEETING
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **Tuesday, May 19, 2026, at 6:00 PM** at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
May 8, 2026 26-01007P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 938338 from Sunstate Hotels, LLC, south of SR52 and east of Montserrat Road in San Antonio, FL. Application received April 3rd, 2026. Proposed activity: Construction of a 15,821 SF (footprint), 63,284 GSF Hotel and a 10,000 SF restaurant on a 5.66-acre property. Project name: Hotel And Restaurant at Abbey Crossings. Project size: 5.66 Acres. Location: Section(s) 09 Township 25, Range 20, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.
May 7, 2026 26-01010P

FIRST INSERTION

NOTICE OF PUBLIC SALE
U-Stor Ridge Rd, United of Pasco Self Storage, and U-Stor Zephyrhills
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on May 25, 2026, at the times and locations listed below.
Units contain general household goods unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.
UNITED OF PASCO SELF STORAGE
Start: May 25, 2026 10:30 AM EST
End: June 1, 2026 3:00 PM EST
Location: 11214 US Hwy 19 North Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
B193 David Justus
B313 Virgil Enix
U-STOR ZEPHYRHILLS
Start: May 25, 2026 10:30 AM EST
End: June 1, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
14 Tracy Geving
D27 Guerdy Rousseau
May 8, 15, 2026 26-01014P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a public workshop and regular meeting of the District on Wednesday, May 27, 2026, at 5:00 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543. The public workshop is being held for the purpose of discussing the District's Fiscal Year 2026-2027 budget. The District's regular meeting will begin immediately after the adjournment of the public workshop. A copy of the agenda may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132.

The regular meeting and public workshop (together, "Meetings") will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132 ("District Manager's Office") at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Heath Beckett
District Manager
May 8, 2026 26-01012P

FIRST INSERTION

WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Westwood of Pasco Community Development District ("District") will hold a Regular Meeting on May 27, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 for the purpose of considering any business which may properly come before the Board.

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

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

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

District Manager
May 8, 2026 26-01009P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold the regular May meeting of its Board on May 21, 2026, at 4:00 p.m. at the Residence Inn Tampa Suncoast Parkway at NorthPointe Village, located at 2101 Northpointe Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
May 8, 2026 26-01011P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Issac Johnson will engage in business under the fictitious name I GOTTA MAN HANDY, with a physical address 38627 Patti Ln Dade City, FL 33523, with a mailing address 38627 Patti Ln Dade City, FL 33523, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
May 8, 2026 26-01015P

FIRST INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 26, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line May 15, 2026, at 6:00am and ending May 26, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
Name Unit
Tanya Dunn G028
Robert C. Graham F023
May 8, 15, 2026 26-01050P

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 Estrax located at 2553 Wise River LN in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of May, 2026
Stephen Boyle
May 8, 2026 26-01019P

FIRST INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 26, 2026, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line May 15, 2026, at 6:00am and ending May 26, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
Name Unit
Stacey Howard 127
Kalliopi Lempidakis 193
May 8, 15, 2026 26-01051P

FIRST INSERTION

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Towns at Woodsdale Community Development District ("District") will hold a Regular Meeting on May 27, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 for the purpose of considering any business which may properly come before the Board.

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

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

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

District Manager
May 8, 2026 26-01008P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Palmetto Ridge II Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 419.933 acres of land, entirely within Pasco County, Florida, generally located north of State Road 52, west of Bellamy Brothers Boulevard, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened a Special meeting of the Board for the purpose of considering certain matters of the Board to include District Management transition items, financing related items, budgetary items, and other such business deemed appropriate which may properly come before the Board.

DATE: June 4, 2026
TIME: 10:00 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

District Manager
May 7, 2026 26-01013P

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that Retirement Learning Center LLC, desiring to engage in business under the fictitious name Broker Educational Sales & Training located at 7137 Congress Street, New Port Richey, Florida 34653, intends to register said name in Pasco County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 8, 2026 26-01020P

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 Aerogance located at 8709 Wabash Ln in the City of Port Richey, Pasco, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of April, 2026
Aneisha Johnson
May 8, 2026 26-01018P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to FS. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Comfort Airz Heating, Cooling and Plumbing, located at 6125 Sherwin Drive, in the City of Port Richey, County of Pasco, State of FL, 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 1 of May, 2026.
Cathy Lee Macleish,
John Rollins Macleish
6125 Sherwin Drive
Port Richey, FL 34668
May 8, 2026 26-01016P

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 Dad the Bard located at 5135 Idlewild St. in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of April, 2026
Michael Torrance Brennan
May 8, 2026 26-01017P

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
FLORIDA'S LEADER FOR THE CLIMATE
1/2/2025 7:28 AM

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000706 WS
IN RE: ESTATE OF
ROSEMARIE BERNADETTE
O'CONNOR,
Deceased.

The administration of the estate of Rosemarie Bernadette O'Connor, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The name and address of the personal representative 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 STATUTES 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 first publication date of this notice is May 8, 2026.

James O'Connor
6362 Back Forty Loop,
Zephyrhills, FL 33541
Julan Mustafa
Attorney for Personal Representative
Florida Bar Number 13147
PO Box 1487,
Elfers, FL 34680
727-725-7600
May 8, 15, 2026 26-01027P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026-CP-0754
IN RE: ESTATE OF
LARRY EDWIN CLEAVER II
Deceased.

The administration of the Estate of LARRY EDWIN CLEAVER II, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 8, 2026.

Personal Representative:
MEREDITH CLEAVER
132 Ridge Road
Nescopeck, PA 18635
Attorney for Personal Representative:
JALEH LEE, ESQ.
Florida Bar No. 92966
The Law Office of Jaleh Lee, P.A.
5802 State Road 54
New Port Richey, FL 34652
(727) 853-1200 - Office
(727) 376-3146 - Facsimile
Email: Jaleh@PascoElderLaw.com
May 8, 15, 2026 26-01057P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-000497
IN RE: ESTATE OF
LISA BJERK,
A/KIA LISA QUASIUS,
Deceased.

The administration of the estate of LISA BJERK a/k/a LISA QUASIUS, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7 503 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 May 8, 2026.

Personal Representative:
CAMERON QUASIUS
6617 Nautical Isle
Hudson, FL 34667
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
May 8, 15, 2026 26-00989P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2026-CP-000558
IN RE: ESTATE OF
JOYCE ANN LINDELOW,
Deceased.

The administration of the Estate of JOYCE ANN LINDELOW, deceased, whose date of death was 1/16/2026, Case Number 2026-CP-000558, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 the 8 day of May 2026.

Personal Representative:
SEAN M. AARON,
5049 Sherry Lane
New Port Richey, FL 35653
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of
Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachaell@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 8, 15, 2026 26-01024P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000455CPAXES
IN RE: ESTATE OF
SUN IM HOLLOWAN,
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 Sun Im Holloman, deceased, File Number 2026CP000455CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was September 22, 2025; that the total value of the estate is \$17,736.35 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Jeffrey Holloman
7103 Old Pasco Road
Zephyrhills, FL 33544

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.

The date of first publication of this notice is May 8, 2026.

Personal Giving Notice:
Jeffrey Holloman
7103 Old Pasco Road
Zephyrhills, Florida 33544
Attorney for Person Giving Notice:
MICHAEL J. SWAN, ESQ.
Attorney for Petitioner
Florida Bar Number: 509116
ROSSWAY SWAN
2101 Indian River Boulevard
Suite 200
Vero Beach, FL 32960
Telephone: (772) 231-4440
mswan@rosswayswan.com
cmedina@rosswayswan.com
May 8, 15, 2026 26-00988P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000491
IN RE: ESTATE OF
ADAM THOMAS MAHON,
Deceased.

The administration of the estate of Adam Thomas Mahon, deceased, whose date of death was September 23, 2022, 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.

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 8, 2026.

Personal Representative:
Drew Daddono
1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
May 8, 15, 2026 26-01031P

FIRST INSERTION

NOTICE TO CREDITORS
IN CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2025-CP-000076CPAXES
IN RE: ESTATE OF
SHAWN FRANCIS LAFFEY
Deceased.

The administration of the estate of Shawn Francis Laffey, deceased, whose date of death was September 9, 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, 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 8, 2026.

Attorney for Personal Representative:
Itasca Legal, PLLC
309 NE 1st Street Suite 32
Gainesville, FL 32601
May 8, 15, 2026 26-01032P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025-CP-001671
IN RE: ESTATE OF
MYRON R. WARREN
Deceased.

The administration of the estate of Myron R. Warren, deceased, whose date of death was September 8, 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 34623. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Personal Representative:
Caridad Krause-Warren
5644 Autumn Shire Dr.
Zephyrhills, 33541
Attorney for Personal Representative:
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
Fax: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
May 8, 15, 2026 26-01028P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000122
IN RE: ESTATE OF
PATTY MULCHI,
Deceased.

The administration of the Estate of Patty Mulchi, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 8, 2026.

Personal Representative:
Rae J. Mark
36618 Saint Joe Road
Dade City, Florida 33525
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 8, 15, 2026 26-01026P

FIRST INSERTION

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

Case No. 2025-CA-001914

LOANHIVE RE LLC
Plaintiff, vs.
MENEEDA LLC., DARREN
CRAWFORD, individually, and
THUY NGUYEN CRAWFORD,
individually.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 5, 2026, and entered in Case No. 2025-CA-001914 of the Circuit Court for the Sixth Judicial Circuit in and for Pasco County, Florida wherein LoanHive RE, LLC is Plaintiff and Meneeda, LLC, Darren Crawford, and Thuy Nguyen Crawford are Defendants. The Clerk of Court will sell to the highest and best bidder for cash at https://www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 4th day of June, 2026, the following described property in said Final Judgment of Foreclosure:

Sixty feet (60') of Lake frontage and one hundred twenty-five (125') feet of road frontage in the Southerly part of Lot One (1) LAKE ANNE ESTATES, a Subdivision as per map or plat thereof recorded in Plat Book 3, Page 131, of the Public Records of Pasco County, Florida, more particularly described as: From the Northerly corner of said Lot One (1), run Southeasterly along line of said Lot One, 261.75 feet to a Point of Beginning; thence continue on said line, a distance of 3.25 feet; thence run Southerly along the boundary of said Lot One, 121.75 feet to Southeasterly corner of said Lot One; thence run Wester-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026CP000629CPAXWS
DIVISION: A
IN RE: ESTATE OF
MARCUS CREAMER,
Deceased.

The administration of the Estate of Marcus Creamer, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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.

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Terry Creamer
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
May 8, 15, 2026 26-01021P

ly 60 feet, along the Lake front; thence run Northeasterly to teh Point of Beginning. Property Address: 1233 Chesapeake Drive, Odessa, Florida 33556.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of his 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. 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 clerk 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: May 5, 2026.
/s/ Allison C. Doucette
ALLISON C. DOUCETTE
Fla. Bar No.: 0085577
AllisonD@BLHTLaw.com
MarjorieP@BLHTLaw.com
HeatherW@BLHTLaw.com
eservice@blhtlaw.com
SKYLAR L. NOCITA
Florida Bar No.: 1032203
SkylarN@BLHTLaw.com
MarjorieP@blhtlaw.com
BARTLETT LOEB HINDS
THOMPSON & ANGELOS
1001 Water Street, Suite 475
Tampa, Florida 33602
Phone: (813) 223-3888
Fax: (813) 228-6422
Attorneys for Plaintiff
May 8, 15, 2026 26-01036P



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-660
IN RE: ESTATE OF
MARGIT ZANGARI
Deceased.

The administration of the estate of Margit Zangari, deceased, whose date of death was January 31, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 8, 2026.

Filippo Zangari
Co-Personal Representative
6 Kearsay Court
Barrie, Ontario L4N 4R8, Canada
Angelo Zangari
Co-Personal Representative
110 Oak Avenue, River Drive Park
Ontario L9N 1A3, Canada
Rebecca C. Bell
Attorney for
Co-Personal Representatives
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
May 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-484
IN RE: ESTATE OF
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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 8, 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 8, 15, 2026

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE 6th JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
CASE NO. 2026CA000911CAAXWS
21ST MORTGAGE CORPORATION,
Plaintiff, vs.
JESSICA TUCKER; UNKNOWN
SPOUSE OF JESSICA TUCKER;
KATHY STEVENSON; UNKNOWN
SPOUSE OF KATHY STEVENSON;
STACY NORMAN; UNKNOWN
SPOUSE OF STACY NORMAN; and
UNKNOWN TENANT
Defendants.

TO: UNKNOWN SPOUSE OF KATHY STEVENSON n/k/a SAMUEL BLAKE STEVENSON
last known address, 162 US Highway 331 N., Defuniak Springs, FL 32433
YOU ARE NOTIFIED that an action to foreclosure a mortgage on the following property in Pasco County, Florida: LOT 60 LESS THE NORTH 13 FEET THEREOF, AND ALL OF LOTS 61 AND 62, BLOCK 139, MOON LAKE ESTATES UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 101 - 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 2022, NO-BILITY, 28X40 MODEL MANUFACTURED HOME, BEARING VIN NOS.:N116513A AND N116513B.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiffs attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before MAY 5TH, 2025 and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Due on or before June 8, 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. 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: May 6, 2026

NIKKI ALVAREZ-SOWLES, ESQ.,
As Clerk of Court
(SEAL) By: Shakira Ramirez Pagan
As Deputy Clerk
May 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
(Testate)
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA PROBATE DIVISION
CASE NO: 2026CP000529CPAXWS
IN RE: ESTATE OF
BETSY ANN STEWART, Decedent.

The administration of the Estate of Betsy Ann Stewart, Deceased, whose date of death was January 19, 2026; Case Number 2026CP000529CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The date of the Will is June 5, 2023. The name and address of the Personal Representative are Cynthia A. Smith, 4415 Tucker Square, New Port Richey, FL 34652, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

The date of the first publication of this Notice is May 8, 2026.
CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carlawgroup.com
Secondary email address:
pcardinal@carlawgroup.com
May 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP 322-ES
IN RE: ESTATE OF
JESSE ROBERT KASS
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 Jesse Robert Kass, deceased, File Number 2026-CP-322-ES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave STE 205, Dade City, FL 33523; that the decedent's date of death was November 18, 2025; that the total value of the estate is \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Cheryl Ryan
29925 Prairie Falcon Drive
Wesley Chapel, FL 33545
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.

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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 8, 2026.

Person Giving Notice:
CHERYL RYAN
29925 Prairie Falcon Drive
Wesley Chapel, Florida 33545
Attorney for Person Giving Notice:
Denise A. Welter, Esquire
Florida Bar Number: 585769
2312 Cypress Cove, Suite 101
Wesley Chapel, Florida 33544
Telephone: (813) 736-9080
E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
May 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000427
IN RE: ESTATE OF
CHRISTOPHER RAY WEINSTEIN
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 Christopher Ray Weinstein, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 17, 2025; that the total value of the estate is \$3,448.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Alan S. Weinstein 8211 Brent Street
#848 Port Richey, FL 34668
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.

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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is May 8, 2026.

Person Giving Notice:
Alan S. Weinstein
8211 Brent Street #848
Port Richey, Florida 34668
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
May 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000543
IN RE: ESTATE OF
STEVEN COLVIN, JR.,
Deceased.

The administration of the estate of STEVEN COLVIN, JR., deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 8, 2026.

MARTIE LYNN HAMILTON
Personal Representative
2632 West Moss Avenue
Peoria, IL 61604
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 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA PROBATE DIVISION
File No. 51-2026-CP-000688-WS
IN RE: ESTATE OF
MARIE LIEBLER A/K/A
MARIE KACEROSKY LIEBLER
Deceased.

The administration of the estate of Marie Liebler a/k/a Marie Kacerosky Liebler, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Barbara M. Collins
21 Harrison Creek Road
Fernandina Beach, Florida 32034
Attorney for Personal Representative:
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS &
DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
michelle@flprobatetrustlaw.com
May 8, 15, 2026

FIRST INSERTION

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

CASE NO. 51-2022-CA-001142 WS
MIDFIRST BANK, A FEDERALLY
CHARTERED SAVINGS
ASSOCIATION,
Plaintiff, vs.
VIRGINIA WALLER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 29, 2026 in Civil Case No. 51-2022-CA-001142 WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION is Plaintiff and Virginia Waller, 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 28th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 345, GULF HIGHLANDS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 127 THROUGH 129, OF THE PUBLIC RECORDS

FIRST INSERTION

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@mcalla.com
Fla. Bar No.: 146803
23-07425FL
May 8, 15, 2026

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

IN 2006, V33

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO. 2025CA001004CAAXWS**LAKEVIEW LOAN SERVICING, LLC;**
Plaintiff, v.
MATTHEW L. MCCOWAN A/K/A
MATTHEW LEE MCCOWAN,
ET.AL;**Defendants**
NOTICE IS HEREBY GIVEN that, in accordance with the order granting plaintiff's motion to reschedule foreclosure sale dated April 24, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on June 2, 2026 at 11:00 AM via www.pasco.realforeclose.com, the following described property:

Lot 189, River Crossing Unit 3, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 10 and 11, of the Public Records of Pasco County, Florida. Property Address: 5521 RED-HAWK DR, NEW PORT RICHEY, FL 34655

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.

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-00582 /
CASE NO.: 2025CA001004CAAXWS
May 8, 15, 2026 26-01044P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 25-CC-003223**FAIRWAY HOMES AT MEADOW**
OAKS HOMEOWNERS
ASSOCIATION, INC
Plaintiff, vs.**LASHERI V. POWELL,**
and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 25-CC-003223 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

Lot 6, Block I, MEADOW OAKS PARCELS 1 & Q, according to the map or plat thereof as recorded in Plat Book 36, Page 6, Public Records of Pasco County, Florida. PARCEL ID NO.: 34-24-17-0070-00100-0060 ("Property")
Property Address: 13651 Meadow Green Lane, Hudson, Florida 34669at public sale, to the highest and best bidder for cash at 11:00 a.m. on JUNE 15, 2026. The sale shall be conducted online at <http://www.pasco.realforeclose.com>. Any person claiming an interest in the surplus proceeds from

the sale, if any, other than the property owner as of the date of the notice, 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

Dated this 6th day of May 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Jennifer Schick.
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Jennifer Schick,
Florida Bar No. 195790
10471-012
May 8, 15, 2026 26-01061P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR PASCO
COUNTY CIVIL DIVISIONCase No. 51-2024-CA-000372-ES
JIM GABLER and SHEILA
GABLER**Plaintiff, vs.**
CHRISTIANE MELUCCI,
INDIVIDUALLY, CHRISTIANE
MELUCCI, AS TRUSTEE
OF THE CHRISTIANE
MELUCCI REVOCABLE
TRUST AGREEMENT,**DATED NOVEMBER 11, 2019,**
UNKNOWN BENEFICIARIES
OF THE CHRISTIANE
MELUCCI REVOCABLE
TRUST AGREEMENT, DATED
NOVEMBER 11, 2019, UNKNOWN
SPOUSE OF CHRISTIANE
MELUCCI, AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 27, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

TRACT 2314, UNIT 10 OF THE HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 121-138, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 16321 FISCUS DRIVE, SPRING HILL, FL 34610; including the building, appurtenances, and fixtures located therein, at public sale, to the highest

and best bidder, for cash, online at www.pasco.realforeclose.com, on July 27, 2026 at 11:00 A.M..

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

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

Dated this May 1, 2026
By: /s/ Joseph Paggi
Joseph Paggi
Attorney for Plaintiff Invoice to:
Joseph Paggi
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
339296/2323507/CMF
May 8, 15, 2026 26-01060P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000728CAAXES
MIDFIRST BANK
Plaintiff, v.**WILLIAM JAHN, II, ET AL.**
Defendants.TO: WILLIAM JAHN, II,
Current residence unknown, but whose last known address was:

4914 CANTERBURY DR, LAND O LAKES, FL 34639-6119

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

LOT 773, OF LAKE PDGETT ESTATES EAST (UNRECORDED), PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN 2155.26 FEET NORTH AND 921.56 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 19 EAST; RUN THENCE NORTH 01 ° 02' 58" EAST, 90.00 FEET; THENCE RUN SOUTH 88° 57' 03" EAST 120.00 FEET; THENCE RUN SOUTH 01 ° 02' 58" WEST, 90.00 FEET; THENCE RUN NORTH 88° ST 03" WEST, 120.00 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose

address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before June 8th, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 30th day of April, 2026.

Nikki Alvarez-Sowles, Esq. - AES
Clerk of the Circuit Court
(SEAL) By: Haley Joyner
Deputy ClerkeXL Legal, PLLC,
Plaintiff's attorney
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
1000006025
May 8, 15, 2026 26-00983P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR PASCO
COUNTY CIVIL DIVISIONCase No. 2025CA002342CAAXWS
FIFTH THIRD BANK, NATIONAL
ASSOCIATION
Plaintiff, vs.**KETLYN SCOLASTICO, SEA**
PINES CIVIC ASSOCIATION, INC.,
UNKNOWN SPOUSE OF KETLYN
SCOLASTICO, AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 21, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 107, SEA PINES SUBDIVISION UNIT THREE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 7313 MAKO DR, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on August 4, 2026 at 11:00 A.M..

Any persons claiming an interest in

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

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

Dated May 1, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
078950/2528682/wll
May 8, 15, 2026 26-01042P

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,
FLORIDACase No. 2025-CA-004040
Honorable Judge: LEWIS, KEMBA
DAMALI JOHNSON
PLANET HOME LENDING, LLC
Plaintiff, vs.**ANTHONY GUZZARDO;**
UNKNOWN SPOUSE OF
ANTHONY GUZZARDO;
UNKNOWN TENANT OCCUPANT
#1; UNKNOWN TENANT
OCCUPANT #2;
Defendants.NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 28, 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 August 24, 2026 the following described property:LOT 382, THE LAKES UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 89, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No.
23-25-16-0100-00000-3820
COMMONLY KNOWN AS: 8137 Penwood Drive, Port Richey, FL 34668.

ANY PERSON CLAIMING AN IN-

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

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 30, 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 8, 15, 2026 26-00987P

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. 2025CA001166CAAXES**
SELENE FINANCE, LP,
Plaintiff, vs.
DEVON K. SANDERS AND MARIA
C. ROQUE, et al.
Defendant(s)NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2026, and entered in 2025CA001166CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and DEVON K. SANDERS; MARIA C. ROQUE; JOANA ROQUE; UNKNOWN SPOUSE OF MARIA C. ROQUE; ISPC, INC.; TALAVERA MASTER 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 26, 2026, the following described property as set forth in said Final Judgment, to-wit:LOT 53, BLOCK 14, TALAVERA PHASE 1D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 87 THROUGH 92, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 12660 RETREAT PL, SPRING HILL, FL 34610

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 accor-

dance 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 3 day of May, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-245955 - MaS
May 8, 15, 2026 26-01049P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDACase No.: 2025CA-003535
SOUTHSTATE BANK, N.A.,
Plaintiff, vs.**ROBERT RODMON, UNKNOWN**
SPOUSE OF ROBERT RODMON,
WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT,
WINDERMERE ESTATES
AT WIREGRASS RANCH
TOWNHOME ASSOCIATION,
INC., a not for profit Florida
corporation and UNKNOWN
TENANT(S) IN POSSESSION,
Defendants.Notice is hereby given that pursuant to the uniform summary-default final judgment of foreclosure entered April 30, 2026, in case number 2025CA003535 in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A. as Plaintiff, and ROBERT RODMON, UNKNOWN SPOUSE OF ROBERT RODMON, WIREGRASS COMMUNITY DEVELOPMENT DISTRICT, WINDERMERE ESTATES AT WIREGRASS RANCH TOWNHOME ASSOCIATION, INC., a not for profit Florida corporation and UNKNOWN TENANT(S) IN POSSESSION, are Defendants, Nikki Alvarez-Sowles, Clerk of the Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m. on the 8th day of June, 2026, the

following described real property as set forth in said final judgment, to-wit:

Lot 113 of Windermere Estates at Wiregrass Ranch Phase 1, according to the plat thereof as recorded in Plat Book 72, Page(s) 52, of the Public Records of Pasco County, Florida
Property Address: 29967 Southwell Lane, Wesley Chapel, Florida 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 within sixty (60) days after the sale.

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.

Submitted by:
Krista Mahalak, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, Florida 33883-7608
Attorney for Plaintiff
May 8, 15, 2026 26-0986P

FIRST INSERTION

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

CASE NO.: 2025CA002704

UNION PARK MASTER
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
JENNIFER ANN FERRERA,
Defendant.Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/6/2026, in Case No.: 2025CA002704 of the Circuit Court in and for Pasco County, Florida, wherein UNION PARK MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JENNIFER ANN FERRERA, et al., is the Defendant. 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 5/27/2026, the following described property set forth in the Final Judgment of Foreclosure:
Lot 24, Block 13, UNION PARK PHASE 7A AND OLDWOODS AVENUE EXTENSION PHASES 1, 2, 3 AND 4A, according to the plat as recorded in Plat Book 76, Page 55 through 63, 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: May 1, 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
May 8, 15, 2026 26-00982P

--- 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. 2026CA000458CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CARMEN R. MARONO, DECEASED, AGUSTIN F. ROQUE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARMEN R. MARONO, DECEASED, CARMEN ROSA PEREZ MOREJON, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED, MIGUEL ANGEL PEREZ MOREJON, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED, RICARDO HERNANDEZ PEREZ, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO,

DECEASED, LUIS HERNANDEZ PEREZ, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED, et al.
Defendants.
TO:
CARMEN ROSA PEREZ MOREJON, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
AVENIDA DE TARAFIA, 136 ENTRE 5Y6, MORON PROVINCIA, CIEGO DE AVILA, CODIGO, POSTAL 67210
MIGUEL ANGEL PEREZ MOREJON, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
CALDERON DE LA BARCA #7, ORTAL 4, PISO 1, PUERTA 4 SANTA CRUZ DE TENERIFE PROVINCIA TENERIFE,CANARIA, ESPANA, CODIGO, POSTAL 38005
RICARDO HERNANDEZ PEREZ, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS

CALLE 1 #15031, APTO 5 ENTRE 7MA Y D, ALTAHABNA, BOYEROS, CIUDAD DE LA HABANA, CUBA, CODIGO, POSTAL 10800
LUIS HERNANDEZ PEREZ, KNOWN HEIR OF THE ESTATE OF CARMEN R. MARONO, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
AVENIDA 51, ESQUINA AUTOPISTA, EDIFICIO 4 APTO 6, ARROYO ARENA, LA LISTA, PROVINCIA, CIUDAD DE LA HABANA, CUBA, CODIGO, POSTAL 17100
UNKNOWN SPOUSE OF CARMEN ROSA PEREZ MOREJON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4203 TAMARGO DR
NEW PORT RICHEY, FL 34652
UNKNOWN SPOUSE OF MIGUEL ANGEL PEREZ MOREJON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4203 TAMARGO DR
NEW PORT RICHEY, FL 34652
UNKNOWN SPOUSE OF RICARDO HERNANDEZ PEREZ
CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS
4203 TAMARGO DR
NEW PORT RICHEY, FL 34652
UNKNOWN SPOUSE OF LUIS HERNANDEZ PEREZ
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4203 TAMARGO DR
NEW PORT RICHEY, FL 34652
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CARMEN R. MARONO, DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:
CONDOMINIUM UNIT "B", BUILDING NUMBER 3029, GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER THREE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN

OFFICIAL RECORD BOOK 539, PAGE(S) 91-146, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN PLAT BOOK 10, PAGE(S) 82 AND 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
commonly known as 4203 TAMARGO DR, NEW PORT RICHEY, FL 34652 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JUNE 8TH, 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: May 4, 2026
CLERK OF THE COURT
(COURT SEAL)
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Box 338
New Port Richey, Florida 34656-0338
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
328202/2532701/MTS
May 8, 15, 2026 26-01041P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000770
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
SEAN GERSTMANN; et al.,
Defendant(s).
TO: Unknown Spouse of Sean Gerstmann
Last Known Residence: 1852 Hacienda Way Holiday, FL 34690
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 24, SIESTA TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6. PAGE 11, 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 8th, 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 30th, 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
1190-020B
Ref# 17309
May 8, 15, 2026 26-00980P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000053
MIDFIRST BANK,
Plaintiff, VS.
NANCY M. KRUPINSKI; et al.,
Defendant(s).
TO: Nancy M. Krupinski
Last Known Residence: 4037 Scarlet Maple Drive Holiday, FL 34691
TO: Unknown Spouse of Nancy M. Krupinski
Last Known Residence: 4037 Scarlet Maple Drive Holiday, FL 34691
TO: Unknown Tenant #1
Last Known Residence: 4037 Scarlet Maple Drive Holiday, FL 34691
TO: Unknown Tenant #2
Last Known Residence: 4037 Scarlet Maple Drive Holiday, FL 34691
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 1003, BUENA VISTA MELODY MANOR ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 111, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before June 8th, 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 30th, 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
1485-543B
Ref# 17295
May 8, 15, 2026 26-00981P

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.
2026CA000578CAAXWS
Honorable Judge: Lewis, Kamba Damali Johnson
PLANET HOME LENDING, LLC
Plaintiff, vs.
FRANK DIAZ; GUELY DIAZ; LAKESIDE COMMUNITY ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: FRANK DIAZ and GUELY DIAZ
Last Known Address: 13912 REINDEER CIRCLE, HUDSON, FL 34669.
YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 6702 SANDRA DRIVE, PORT RICHEY, FL 34668 and more particularly described as follows:
LOT 192, LAKESIDE PHASE 1A, 2A & 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 27 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 35-24-17-0080-00000-1920
COMMONLY KNOWN AS: 13912 Reindeer Circle, Hudson, FL 34669,

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 within 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE JUNE 8, 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 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 May 6, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
May 8, 15, 2026 26-01054P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2023CA003523CAAXES
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DIANA L. CRAWFORD-CLINE F/K/A DIANA L. CLINE; MICHAEL P. CLINE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; LEE I. SIMON; JENNIFER F. SIMON; 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).
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 30, 2026, and entered in Case No. 2023CA003523CAAXES of the Circuit Court in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and DIANA L. CRAWFORD-CLINE F/K/A DIANA L. CLINE; MICHAEL P. CLINE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; LEE I. SIMON; JENNIFER F. SIMON; 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, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., 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 a.m., on June 11, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 27, BLOCK 1, MEADOW POINTE PARCEL 10 UNITS 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 20, 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.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
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 May 5, 2026.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
6734-192039 / G51
May 8, 15, 2026 26-01038P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2025-CA-002833-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
TAMMY ANN DAVIDSON; FLORIDA HOUSING FINANCE CORPORATION; ROCHE SURETY AND CASUALTY CO., INC; KEVIN LYNN KAPPELMAN; UNKNOWN TENANT
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO COUNTY shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 04 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:
THE NORTH 60 FEET OF THE WEST 100 FEET OF LOT "B" AND THE SOUTH 40 FEET OF THE WEST 100 FEET OF LOT "C" IN M.A.K. OSBORN'S SUBDIVISION OF LOT 2 IN BLOCK 7, OF THE TOWN OF HUDSON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE EAST 10 FEET OF SAID PROPERTY BEING SUBJECT TO AN EASEMENT FOR PUBLIC RIGHT-OF-WAY
PROPERTY ADDRESS: 14301 CLAMSHELL LANE, HUDSON, FL 34667
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 05 day of May 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03649 - Bidder Number: 9180
May 8, 15, 2026 26-01037P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2024-CA-001305
CITY OF NEW PORT RICHEY,
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, DEVISEES, AND CREDITORS OF FELIX RODRIGUEZ, DECEASED, TATIANA RODRIGUEZ-VELEZ, GABYANA RODRIGUEZ-VELEZ, ROSARIO RODRIGUEZ VELEZ, UNKNOWN PERSON IN POSSESSION OF THE PROPERTY, DAVID DELGADO, LUZ VELEZ HOWARD, AIDA VELEZ, MARITZA VELEZ,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated April 20, 2026 and entered in Case No. 2024-CA-001305 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and The Unknown Heirs, Grantees, Beneficiaries, Personal Representatives, Devisees, and Creditors of Felix Rodriguez, Deceased, Tatiana Rodriguez-Velez, Gabiyana Rodriguez-Velez, Rosario Rodriguez Velez, Unknown Person in Possession of the Property, David Delgado, Luz Velez Howard, Aida Velez, Maritza Velez is/are the Defendant(s).
Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on June 9, 2026 the following described properties set forth in said Final Judgment to wit:
Lot 163, JASMINE HEIGHTS UNIT FOUR, a subdivision according to the plat thereof recorded at Plat Book 6, Page 139, and in JASMINE HEIGHTS UNIT FOUR PARTIAL RE-

PLAT, a subdivision according to the plat thereof recorded at Plat Book 7, Page 13, all in the Public Records of Pasco County, Florida.
Property No.: 08-26-16-0060-00000-1630
Address: 5134 Allamanda Drive, New Port Richey, FL 34642
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated in Pasco County, Florida, on May 6, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service: Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
May 8, 15, 2026 26-01055P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.:
2026CA000432CAAXWS
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE,
Plaintiff, vs.
MICHAEL DAVID CUDDY A/K/A
MICHAEL DAVID CUDDY,
SR.; UNKNOWN SPOUSE OF
MICHAEL DAVID CUDDY A/K/A
MICHAEL DAVID CUDDY,
SR.; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
ACTING SOLELY AS NOMINEE
FOR GERSHMAN INVESTMENT
CORP. D/B/A GERSHMAN
MORTGAGE; UNITED STATES OF
AMERICA, ACTING ON BEHALF
OF THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT; STATE OF
FLORIDA; CLERK OF THE COURT
OF PASCO COUNTY, FLORIDA;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

To the following Defendant(s):
MICHAEL DAVID CUDDY A/K/A
MICHAEL DAVID CUDDY, SR.
(LAST KNOWN ADDRESS)
3544 ATLANTIS DRIVE
HOLIDAY, FLORIDA 34691
UNKNOWN SPOUSE OF MICHAEL
DAVID CUDDY A/K/A MICHAEL
DAVID CUDDY, SR.
(LAST KNOWN ADDRESS)
3544 ATLANTIS DRIVE
HOLIDAY, FLORIDA 34691

YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on
the following described property:
LOT 522, HOLIDAY LAKE
ESTATES - UNIT SEVEN, AC-
CORDING TO PLAT
THEREOF AS RECORDED IN
PLAT BOOK 9, PAGE 117, OF
THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.
a/k/a 3544 ATLANTIS DRIVE,

HOLIDAY, FLORIDA 34691
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Ave-
nue, Suite D-220, Sunrise, FLORIDA
33323 on or before JUNE 8, 2026, a
date which is within thirty (30) days
after the first publication of this Notice
in the BUSINESS OBSERVER and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

This notice is provided pursuant to
Administrative Order 2010-045 PA/PI-
CIR "If you are a person with disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you the pro-
vision of certain assistance. Please con-
tact 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711."

WITNESS my hand and the seal of
this Court this May 5, 2026

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 26-00148 ESX
May 8, 15, 2026 26-01040P

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#: 2026CA001234CAAXWS
DIVISION: J3

Wells Fargo Bank, N.A.
Plaintiff, -vs-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Charles Parks a/k/a
Charles Linwood Parks a/k/a
Charles L. Parks, Deceased and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Jack Victor Parks;
Emily Grace Parks; Caitlyn Delanie
Parks; Unknown Spouse of Jack Vic-
tor Parks; Unknown Spouse of Emily
Grace Parks; Unknown Spouse of
Caitlyn Delanie Parks;
Briar Patch Homeowners
Association, Inc.; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

TO: Unknown Heirs, Devisees, Grant-
ees, Assignees, Creditors, Lienors, and
Trustees of Charles Parks a/k/a Charles
Linwood Parks a/k/a Charles L. Parks,
Deceased and All Other Persons Claim-
ing by and Through, Under, Against
The Named Defendant(s):
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED

that an action has been commenced
to foreclose a mortgage on the follow-
ing real property, lying and being and
situated in Pasco County, Florida, more
particularly described as follows:

LOT 21, BRIAR PATCH UNIT
ONE, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 24, PAGES
79 THROUGH 81, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
more commonly known as 6534
Thicket Trail, New Port Richey,
FL 34653.

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 8,
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 dem-
anded in the Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact either the Pasco County
Customer Service Center, 8731 Citizens
Drive, New Port Richey, FL 34654,
(727) 847-2411 (V) or the Pasco County
Risk Management Office, 7536 State
Street, New Port Richey, FL 34654,
(727) 847-8028 (V) at least 7 days be-
fore your scheduled court appearance,
or immediately upon receiving this no-
tification if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.

WITNESS my hand and seal of this
Court on the May 6, 2026.

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
26-335272 FCO1 WNI
May 8, 15, 2026 26-01053P

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.

2026CA001002CAAXWS
PLANET HOME LENDING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF RONALD D.
COVINGTON, DECEASED. et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RONALD D. COVINGTON,
DECEASED,
whose residence is unknown if he/

she/they be living; and if he/she/they
be dead, the unknown defendants
who may be spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees, and all parties claiming an
interest by, through, under or against
the Defendants, 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:

UNIT NUMBER "C" OF
BUILDING NUMBER 3006, AS
DESCRIBED IN THE DECLAR-
ATION OF CONDOMINIUM
OF GARDENS OF BEACON
SQUARE CONDOMINIUM
NUMBER TWO, AS RECORD-
ED IN PLAT BOOK 10, PAG-
ES 27 AND 28 AND AS RE-
CORDED IN O.R. BOOK 502,
PAGES 213 THROUGH 265,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA. TOGETHER
WITH ALL APPURTENANCES

FIRST INSERTION

THERETO DESCRIBED IN
THE AFORESAID DECLARA-
TION OF CONDOMINIUM.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 6/8/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

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

diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion 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
4th day of May, 2026

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: HALEY JOYNER
DEPUTY CLERK
26-CA-1002-W5
ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-380353
May 8, 15, 2026 26-01048P

FIRST INSERTION

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

CASE NO.:
2026CA000281CAAXWS
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.
WILLIAM CHRISTI ANDRICK;
BRENDI DELLOUISE ANDRICK;
THE UNKNOWN SPOUSE OF
BRENDI DELLOUISE ANDRICK;
THE UNKNOWN SPOUSE OF
WILLIAM CHRISTI ANDRICK
II; THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).

TO: WILLIAM CHRISTI ANDRICK II
LAST KNOWN ADDRESS: 3651
PECONIC WAY, HOLIDAY, FL 34691
CURRENT ADDRESS: UNKNOWN
TO: BRENDI DELLOUISE ANDRICK
LAST KNOWN ADDRESS: 3651
PECONIC WAY, HOLIDAY, FL 34691
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF
WILLIAM CHRISTI ANDRICK II
LAST KNOWN ADDRESS: 3651
PECONIC WAY, HOLIDAY, FL 34691
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF
BRENDI DELLOUISE ANDRICK
LAST KNOWN ADDRESS: 3651
PECONIC WAY, HOLIDAY, FL 34691
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that
a civil action has been filed against you
in the Circuit Court of Pasco County,
Florida, to foreclose certain real prop-
erty described as follows:

LOT 323, BEACON SQUARE
UNIT THREE, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGE 57, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

Property address: 3651 Peconic
Way, Holiday, FL 34691

You are required to file a written re-
sponse with the Court and serve a copy
of your written defenses, if any, to it on
Padgett Law Group, whose address is
6267 Old Water Oak Road, Suite 203,
Tallahassee, FL 32312, at least thirty
(30) days from the date of first pub-
lication, 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 dem-
anded in the complaint. Due on or
before June 8, 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 the Public Information Dept.,
Pasco County Government Center, 7530
Little Rd., New Port Richey, FL 34654;
(727) 847-8110 (V) in New Port Richey;
(352) 521-4274, ext 8110 (V) in Dade
City, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing im-
paired call 711. The court does not pro-
vide transportation and cannot accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

DATED this 4th day of May, 2026

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Shakira Ramirez Pagan
Deputy Clerk
2026CA281WS

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TPD File No. 24-008736-2
May 8, 15, 2026 26-01046P

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 2026 CA 000160
DIVISION: 3-0
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JOHN BERNARD AKA JOHN
HOWARD BERNARD, et al,
Defendant(s).

TO:
JOHN BERNARD AKA JOHN HOW-
ARD BERNARD
Last Known Address:
6247 Bandura Ave
New Port Richey, FL 34653
Current Address:
Unknown
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTH-
ER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST,
MARY ALICE ROBERTS AKA MARY
A. ROBERTS, DECEASED
Last Known Address:
6247 Bandura Ave
New Port Richey, FL 34653
Current Address:
Unknown

YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in Pasco County,
Florida: on or before DEC 03 2018
LOT 173, HILLDALE UNIT
TWO, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 11, PAGE (S)
108 AND 109, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
A/K/A 6247 BANDURA AVE
NEW PORT RICHEY FL 34653
has been filed against you and you are
required to serve a copy of your written
defenses within 30 days after the first

publication, if any, on Albertelli Law,
Plaintiff's attorney, whose address is
P.O. Box 23028, Tampa, FL 33623, and
file the original with 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, on or before 06/08/2026

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

**See the Americans with Disabilities
Act

If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept., Pas-
co 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 hear-
ing impaired. Contact should be initi-
ated at least seven days before the sched-
uled 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 ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

WITNESS my hand and the seal of
this court on this 30 day of April, 2026.

Nikki Alvarez-Sowles Esq.
Clerk of the Circuit Court &
Comptroller
By: Julian Garcia
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-01021
May 8, 15, 2026 26-01033P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA000372CAAXWS
BANK OF AMERICA N.A.;
Plaintiff, vs.
BOBBY P. PATTERSON; ET AL
Defendant(s).

To the following Defendant(s):
BOBBY P. PATTERSON
Last Known Address
11804 BAYONET LN Unit B
NEW PORT RICHEY, FL 34654
NOTICE OF ACTION
UNKNOWN SPOUSE OF BOBBY P.
PATTERSON
Last Known Address
11804 BAYONET LN Unit B
NEW PORT RICHEY, FL 34654

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

ALL THAT CONDOMINI-
UM IN CITY OF NEW PORT
RICHEY, PASCO COUNTY,
STATE OF FLORIDA, BEING
KNOWN AND DESIGNATED
A S UNIT B, SECTION 8, OF
BUILDING 89, PARADISE
POINTE WEST, AND AN UN-
DIVIDED SHARE IN THE
COMMON ELEMENTS AP-
PURTENANT THERETO, AC-
CORDING TO THE DECLAR-
ATION OF CONDOMINIUM
OF PARADISE POINTE WEST,
AS RECORDED IN O.R. BOOK
700, PAGES 319, O.R. BOOK
708, PAGES 343 AND O.R.
BOOK 734, PAGE 1307, AND
ALL AMENDMENTS THER-
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 12,
PAGES 87 THROUGH 90, RE-
CORDED 01/11/1973, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
a/k/a 11804 BAYONET LN,
UNIT B, NEW PORT RICHEY,
FL 34654

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

ten defenses, if any, to it, on Marinosci
Law Group, P.C., Attorney for Plaintiff,
whose address is 100 W. Cypress Creek
Road, Suite 1045, Fort Lauderdale,
Florida 33309, within JUNE 8TH,
2026, (30) days after the first publica-
tion of this Notice in the BUSINESS
OBSERVER, and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint.

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

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

WITNESS my hand and the seal of
this Court this May 5, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL)

Deputy Clerk: Haley Joyner
Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
May 8, 15, 2026 26-01043P

FIRST INSERTION

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

2025CA003962CAAXWS
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
DAMON MICHAU A/K/A DAMON
CLARK MICHAU AS TRUSTEE OF
THE MICHAU REALTY TRUST U/A
DATED MAY 1ST, 2025, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST THE MICHAU RE-
ALTY TRUST U/A DATED MAY 1ST,
2025, WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN INTEREST
AS TRUSTEES, BENEFICIARIES, OR
OTHER CLAIMANTS

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

LOT 1032, BEACON WOODS
VILLAGE 5-B, ACCORDING TO
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
11, PAGES 89 THROUGH 91,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

has been filed against you and you are
required to file a copy of your writ-
ten defenses, if any, to it on McCalla
Raymer Leibert Pierce, LLP, Jamie
Juster, Esq., 225 East Robinson Street,
Suite 155, Orlando, FL 32801 on or
before June 8th, 2026, a date which is
within thirty (30) days from the first

publication, otherwise a default will be
entered against you for the relief de-
manded in the complaint.

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

WITNESS my hand and seal of this
Court this 29th day of April, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT OF
PASCO COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Haley Joyner
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
Kimberlee.Masters@mccalla.com
25-14863FL
May 8, 15, 2026 26-00984P



V18227_V13

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.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA001306CAAXES GRANADA INSURANCE COMPANY, Plaintiff, vs. LUIS RODRIGUEZ, INTERNATIONAL AUTO PARTS RECYCLING, LLC, and JORGE LAMBERT SIERRA, Defendants.
TO: JORGE LAMBERT SIERRA
6417 Olympia Ave.
Tampa, FL 33634
YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Judgment has been filed against you in the above

styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before JUNE 8TH, 2026, on Brittney Savino, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.
DATED on May 1, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
As Clerk of the Court
(SEAL) By: Deputy Clerk:
Haley Joyner
As Deputy Clerk
May 8, 15, 22, 29, 2026
26-01039P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2026CA000305CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. GILBERT WILSON SMITH, JR. A/K/A GILBERT SMITH, JR., et al., Defendant.
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GILBERT SMITH A/K/A GILBERT W SMITH SR A/K/A GILBERT W SMITH, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
CONSTANCE DORIS GLADE
5333 DENVER AVENUE, SPRING HILL, FL 34608
LEA NICOLE SMITH
12122 SEIFERT ROAD, HUDSON, FL 34667
UNKNOWN SPOUSE OF LEA NICOLE SMITH 12122 SEIFERT ROAD, HUDSON, FL 34667
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 288, JASMINE LAKES, UNIT 3-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 8, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and seal of said Court on the 5 day of May, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Shakira Ramirez Pagan
Deputy Clerk
2026CA305WS
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-15022FL
May 8, 15, 2026
26-01045P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2023CA004330CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs- UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST TASHA LUNDIN Defendant(s)
TO: NICHOLE MARIE CROSS AKA NICHOLE CROSS, UNKNOWN SPOUSE OF NICHOLE MARIE CROSS A/K/A NICHOLE CROSS and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST TASHA LUNDIN
Last Known Address: 9651 Silver-bend Drive, Dade City, FL 33525
TO: UNKNOWN SPOUSE OF ALEXANDER MARSHALL BIRCHMEIER A/K/A ALEXANDER M. BIRCHMEIER
Last Known Address: 2375 Greenwood Lane, Grand Blanc, MI 48439
TO: UNKNOWN SPOUSE OF MITCHELL ANTHONY BIRCHMEIER A/K/A MITCHELL A. BIRCHMEIER
Last Known Address: 2320 San Rae Dr., Apt A., Dayton, OH 45419
You are notified of an action to foreclose a mortgage on the following property in Pasco County:
LOT 13, SUNBURST HILLS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 47, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A DOUBLEWIDE MOBILE HOME

PERMANENTLY AFFIXED THEREOF. YEAR: 2000 MAKE: CLASSVIN # JACFL20739A AND JACFL20739B.
9651 Silverbend Drive, Dade City, FL 33525
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 23-CA-004330-ES; and is styled Lakeview Loan Servicing, LLC vs. Unknown Heirs, Beneficiaries, Devisees, Creditors, Grantees, Assignees, Lienors, Trustees and all other parties claiming an interest by, through, under or against Tasha Lundin. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before JUNE 8TH, 2026, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; 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: May 5, 2026
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
As Deputy Clerk
May 8, 15, 2026
26-01047P

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000922CAAXWS DIVISION: G
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Jupiter Asset Recovery, LLC, Christopher Headley, Realty Relief, LLC, Phillip Headley and All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Phillip Fleischman, Defendants.
TO: Phillip Headley
12474 66th Street, #4
Largo, Florida 33773
YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JUNE 8, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on May 5, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
May 8, 15, 22, 29, 2026
26-01034P

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000922CAAXWS DIVISION: G
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Jupiter Asset Recovery, LLC, Christopher Headley, Realty Relief, LLC, Phillip Headley and All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Phillip Fleischman, Defendants.
TO: Estate of Phillip Fleischman
12411 Beagle Road
Hudson, Florida 34667
YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JUNE 8, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on May 5, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
May 8, 15, 22, 29, 2026
26-01035P



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SITE
Business Observer
LV20906_V19

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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 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:
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

SECOND 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 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:
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

SECOND 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

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

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

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

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

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

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

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

Rebecca C. Bell
Attorney for Personal Representative
Email Address:
rebecca@delzercoltner.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
May 1, 8, 2026 26-00950P

SECOND 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

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

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

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

PUBLISH
YOUR
LEGAL
NOTICE

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

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

Call **941-906-9386**
and select the appropriate County
name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

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

SECOND 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

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. 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

SECOND 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, whose 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:

elc@mcilloplawfirm.com

Secondary E-Mail:

julia@mcilloplawfirm.com

May 1, 8, 2026

26-00977P

SECOND 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

SECOND 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. 732.216-732.228, 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:

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@mgpha.com

Secondary E-Mail: trish@mgpha.com

May 1, 8, 2026

26-00976P

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

WITNESS, my hand and the seal of this Court on 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

SECOND INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

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

certificates required if applicable.

Unit J16 - J. Smith

Unit J09 - S. Vallas

Unit K12 - J. Berggren

Unit C15 - D. Boves

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR PASCO
COUNTY
CIVIL DIVISION
Case No. 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 COM-

PANY, ACCORDING TO THE

MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK 2,

PAGE 1, OF THE PUBLIC RE-

--- ACTIONS / SALES ---

FOURTH 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 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

SECOND INSERTION

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

Case No.:
51-2025-CA-001624-CAAX-WS
AAMG FC PROPERTIES, LLC,
Plaintiff v.
**UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT;**
**THE PRESERVE AT FAIRWAY
OAKS HOMEOWNER'S
ASSOCIATION, INC.;**
BARBARA ANN DANKS;
**JANET SIMPSON A/K/A JANET
FIERNEY A/K/A JANET OLIVER
EILEEN DAWN ABISOGNIO A/K/A
EILEEN BRAGIN THE UNKNOWN
HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST ANN
FLORENCE PRIZZI A/K/A ANN
ABISOGNIO, DECEASED; and
UNKNOWN PARTY OR PARTIES
IN POSSESSION,**
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure order dated the 20th date of April, 2026, entered in the above-captioned action, Case No. 2025-CA-001624-CAAX-WS, the Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 A.M. at www.pasco.realforeclose.com, on June 30th, 2026, the following described real property as set forth in said

final judgment, to-wit:

Lot 526, THE PRESERVE AT FAIRWAY OAKS UNIT FOUR, according to the plat thereof, as recorded in Plat Book 39, Pages 23-29, Public Records of Pasco County, Florida.
More commonly known as 13652 Pimberton Dr., Hudson, FL 34669
Parcel No.

36-24-16-0170-00000-5260
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 DAY S AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, Inass Riyad, 14250 49th St. N - 14502, Clearwater, FL 33762, (727) 464-6455, or Jesus Gonzales Laboy, 14250 49th St. N - 11504, Clearwater, FL 33762, (727) 453-7163, 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 this 27th day of April, 2026.
Submitted by: /s/ Derek A. Harvey, Jr.
ATTORNEY FOR PLAINTIFF
Derek A. Harvey, Jr.
FBN: 1069334
3426 Paoli Pike
Floyds Knobs, IN 47119
(216) 360-7200, ext. 305
dharvey@carlisle-law.co
May 1, 8, 2026 26-00966P

SECOND 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.

THIRD 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 notified 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.

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. ROTH, Attorney
ROOTH & ROTH 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

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 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

SECOND 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
**AMERIHOM 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
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 on April 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

SECOND 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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
IXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 2025CA002740CAAXES
OUTHSTATE BANK, N.A.
national banking association,
laintiff, vs.

**HRISTOPHER ROCKY
JHNSON a/k/a CHRISTOPHER
JHNSON, RACHEL MARIE
ARGAS a/k/a RACHEL
L. VARGAS, as spouse of
HRISTOPHER ROCKY
JHNSON a/k/a CHRISTOPHER
JHNSON and UNKNOWN
ENANT IN POSSESSION,
efendants.**

O: RACHEL MARIE VARGAS
k/a RACHEL M. VARGAS, as
ouse of CHRISTOPHER ROCKY
JHNSON a/k/a CHRISTOPHER
JHNSON, claiming under any of
ie above-named or described defen-
ant or party or claiming to have any
ght, title, or interest in the real prop-
ty hereinafter described.

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following al 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

-- ACTIONS / SALES --

SECOND INSERTION

**NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY**

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

Case#: 2026CA001040CAAXWS
DIVISION: J2

Trust 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)

TO: Unknown Heirs, Devisees, Grant-
ees, 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, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under

or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

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

LOT(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 Ra-
ton, 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 de-
manded in the Complaint.

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

Risk Management Office, 7536 State
Street, New Port Richey, FL 34654,
(727) 847-8028 (V) at least 7 days be-
fore your scheduled court appearance,
or immediately upon receiving this no-
tification if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.

WITNESS my hand and seal of this
Court on the 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 FCol SUU
May 1, 8, 2026 26-00970P

SECOND 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 follow-
ing 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 PUB-
LIC RECORDS OF PASCO
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on 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 be-
fore 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 Court-
house. 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

SECOND 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 Rickie,
Schelfo

Last Known Residence: 7616 Mitchell
Ranch Rd New Port Richey, FL 34655
TO: Unknown Spouse of Rickie Le-
Schelfo 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 RE-
CORDS 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 de-
manded 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.

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

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

CIVIL DIVISION
Case No.:

2026CA000629CAAXES
HANDCARTROADWESLEYCHA-
PEL 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, as-
signees, 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, grant-
ees, assignees, lienors, creditors, trust-
ees or other persons claiming by, through,
under or against 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, as-
signees, 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 COF-
FEY, if alive, and if dead, his unknown
spouses, heirs, devisees, grantees, as-
signees, 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, credi-
tors, trustees or other persons claiming
by, through, under or against DR. J.F.
MCVEIGH; SINGIN' HILLS MINER-
ALS, 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, credi-
tors, 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, credi-
tors, 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, devi-
sees, grantees, assignees, lienors, credi-
tors, 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, as-
signees, lienors, creditors, trustees or
other persons claiming by, through,
under, or against the unknown persons
and others (collectively, "Unknown De-
fendants"), 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 AT-
TACHED 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 RUP-
PEL & 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, HANDCARTROADWES-
LEYCHAPPEL 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 immedi-
ately 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 be-
low is situated in the County of
Pasco, State of Florida, and is de-
scribed as follows:

For a Point of Reference com-
mence 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 South-
east 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 South-
east 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 utili-
ties. Said easement being 70.00
feet in width and lying 35.00
feet on each side of the follow-
ing described line: For a Point
of Reference commence at the
Northwest corner of the South-
east 1/4 of Section 31, Town-
ship 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 South-
east 1/4; Thence S. 89°55'59" E.,
parallel with the South bound-
ary of said Southeast 1/4, a dis-
tance of 1346.77 feet; Thence
N. 00°11'42" E., a distance of
595.00 feet for a POINT OF
BEGINNING; Thence con-
tinue N. 00°11'42" E., a dis-
tance 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 Ter-
minus 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 Adminis-
trator, 7530 Little Road, Port Richey,
FL 34654, (727) 847-8135, at least seven
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing 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

SECOND INSERTION

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

CIVIL DIVISION
Case No.:

2025CA000359/CAAXES
PERPETUALLANEWESLEYCHA-
PEL 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, as-
signees, 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, credi-
tors, trustees or other persons claim-
ing by, through, under or against DR. J.F.
MCVEIGH; SINGIN' HILLS MINER-
ALS, LTD., a Texas limited partnership;
ALDEN COFFEY III, if alive, and if
dead, his unknown spouses, heirs, devi-
sees, grantees, assignees, lienors, credi-
tors, trustees or other persons claim-
ing by, through, under or against ALDEN
COFFEY III; and LYNDA YOUNG, if
alive, and if dead, her unknown spous-
es, 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 (col-
lectively, "Unknown Defendants"), and,
and all other parties having or claim-
ing 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 AT-
TACHED 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 RUP-
PEL & 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, PERPETUALLANEW-
ESLEYCHAPPEL 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 immedi-
ately 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 be-
low is situated in the County of
Pasco, State of Florida, and is de-
scribed 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 sched-
uled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance 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.

--- TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000038TDAXXX
That ALBERTO SOBRADO GUTIERREZ, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1803557
Year of Issuance: 06/01/2019
Description of Property:
10-26-19-0010-0160N-0150
TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 16 LOT 15 DESC AS WEST 65.00 FT OF EAST 210.00 FT OF N1/4 OF SW1/4 OF NE1/4 OF NW1/4 OR 1333 PG 745
Name(s) in which assessed:
BARBARA A PORCARO
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
April 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Apr. 24; May 1, 8, 15, 2026
26-00870P

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000034TDAXXX
That AVK REAL ESTATE LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2107994
Year of Issuance: 06/01/2022
Description of Property:
08-26-16-0130-00B00-0140
RIO VISTA PB 2 PG 80 LOT 14 BLOCK B OR 6492 PG 543
Name(s) in which assessed:
JC INVESTMENTS OF PASCO INC
JONATHAN A KRYDER REGISTERED AGENT
JC INVESTMENTS OF PASCO INC
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
April 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Apr. 24; May 1, 8, 15, 2026
26-00866P

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000048TDAXXX
That ALBERTO SOBRADO GUTIERREZ, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1803515
Year of Issuance: 06/01/2019
Description of Property:
10-26-19-0010-0060N-0150
TAMPA DOWNS RANCHETTES UNREC N1/2 SEC 6 LOT 15 DSCB AS W 65 FT OF E 210 FT OF N 1/4 OF SW 1/4 OF SW 1/4 OF NW 1/4 OR 1249 PG 880
Name(s) in which assessed:
THOMAS L KAELEN SR
NELLIJEAN KAELEN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 28, 2026 at 10:00 am.
April 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Apr. 24; May 1, 8, 15, 2026
26-00876P

THIRD 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

THIRD 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

THIRD 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

COURTHOUSE COURTHOUSE WEBSITES

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

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

FLORIDA'S NEWSPAPER FOR THE C-SOUTH
Business Observer
1/20/2019, 11:16

--- ACTIONS / SALES ---

SECOND 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, De-
ceased
Last known address: Unknown
Unknown Heir, Beneficiary and Devi-
see 1 of the Estate of Gerald A. Bartnik,

Deceased
Last known address: Unknown
Unknown Heir, Beneficiary and Devi-
see 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 Re-
cords of Pasco County, Florida.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, on Anthony R. Smith,
Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S.
Orlando Ave, Suite 430, Winter Park,
FL 32789, on or before thirty (30) days
from the date of first publication of this
Notice, and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or imme-
diately thereafter; or a default will be
entered against you for the relief de-
manded in the complaint. DUE ON OR
BEFORE 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 pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) of the Pasco County Risk Man-
agement Office, 7536 State Street, New

Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

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

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

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, FLORI-
DA.

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

ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before 06/01/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately 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 pro-
vision of certain assistance. Please contact
the Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) in New Port Richey; (352)
521-4274, ext 8110 (V) in Dade City, at
least 7 days before your scheduled court
appearance, or immediately upon re-
ceiving this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing impaired call
711. The court does not provide transpor-
tation and cannot accommodate for
this service. Persons with disabilities
needing transportation to court should
contact their local public transporta-
tion 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

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 Foreclo-
sure dated April 20, 2026 entered in
Civil Case No. 2022CA001920CAAX-
WS of the Circuit Court of the 6TH Ju-
dicial 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 Defend-
ants. The Clerk, NIKKI ALVAREZ-
SOWLES, ESQ., shall sell to the high-
est and best bidder for cash at PASCO
County's On-Line Public Auction web-
site: <https://pasco.realforeclose.com>,
at 11:00 AM on June 09, 2026, in ac-
cordance with Chapter 45, Florida Stat-
utes, the following described property
located in PASCO County, Florida, as
set forth in said Uniform Final Judg-
ment of Foreclosure to-wit:

Lot 2, Block D, Mill Run Phase
Two, according to the Plat there-
of, 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 en-
large 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 pro-
vision of certain assistance. Please con-
tact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd. New Port Richey, FL
34654. Phone: (727) 847-8110 (voice)
in New Port Richey (352)521-4274, ext
8110 (voice) in Dade City; via 1-800-
955-8771 or 711 if you are hearing im-
paired. Contact should be initiated at
least seven (7) days before the sched-
uled 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 transpor-
tation and cannot accommodate for this
service. Persons with disabilities need-
ing 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
flservice@flvlaw.com
04-095903-F00
May 1, 8, 2026 26-00967P

SECOND INSERTION

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

Case No.: 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 O. 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 HAVE 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 de-
scribed 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 pe-
tition on SeanCarlo Lopez, Esq., Plain-
tiff'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 newspa-
per 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 plain-
tiff's 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 com-
plaint 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 Court-
house. 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

SECOND INSERTION

**NOTICE OF SALE PURSUANT
TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA

CASE NO.: 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 Fore-
closure entered on November 29, 2025
in Case No. 2025CA001108CAAXES,
in the Circuit Court of the 6th Judicial
Circuit in and for Pasco County, Flori-
da, wherein JANINE BASILE, JOHN
BASILE, JR., HUDSON SL POOL
SERIES I TRUST, LYON FINANCIAL
SERVICES, INC., A MINNESOTA
CORPORATION D/B/A US BAN-
CORP BUSINESS EQUIPMENT FI-
NANCE 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 INSUR-
ANCE CORPORATION, UNKNOWN
TENANT #1 N/K/A NICK PIL-
LEGGI, 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 de-
scribed 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 SUBDIVI-
SION, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
3, PAGE 10, PUBLIC RECORDS

OF PASCO COUNTY, FLORI-
DA,
and commonly known as: 6400
12TH ST, ZEPHYRHILLS, FL
33542 (the "Property").

ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM 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 pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

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

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. 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 ac-
cordance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an accommodation in
order to participate in this 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 im-
paired. 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 ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion 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

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, STAGE-
COACH VILLAGE - PARCEL 3,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN

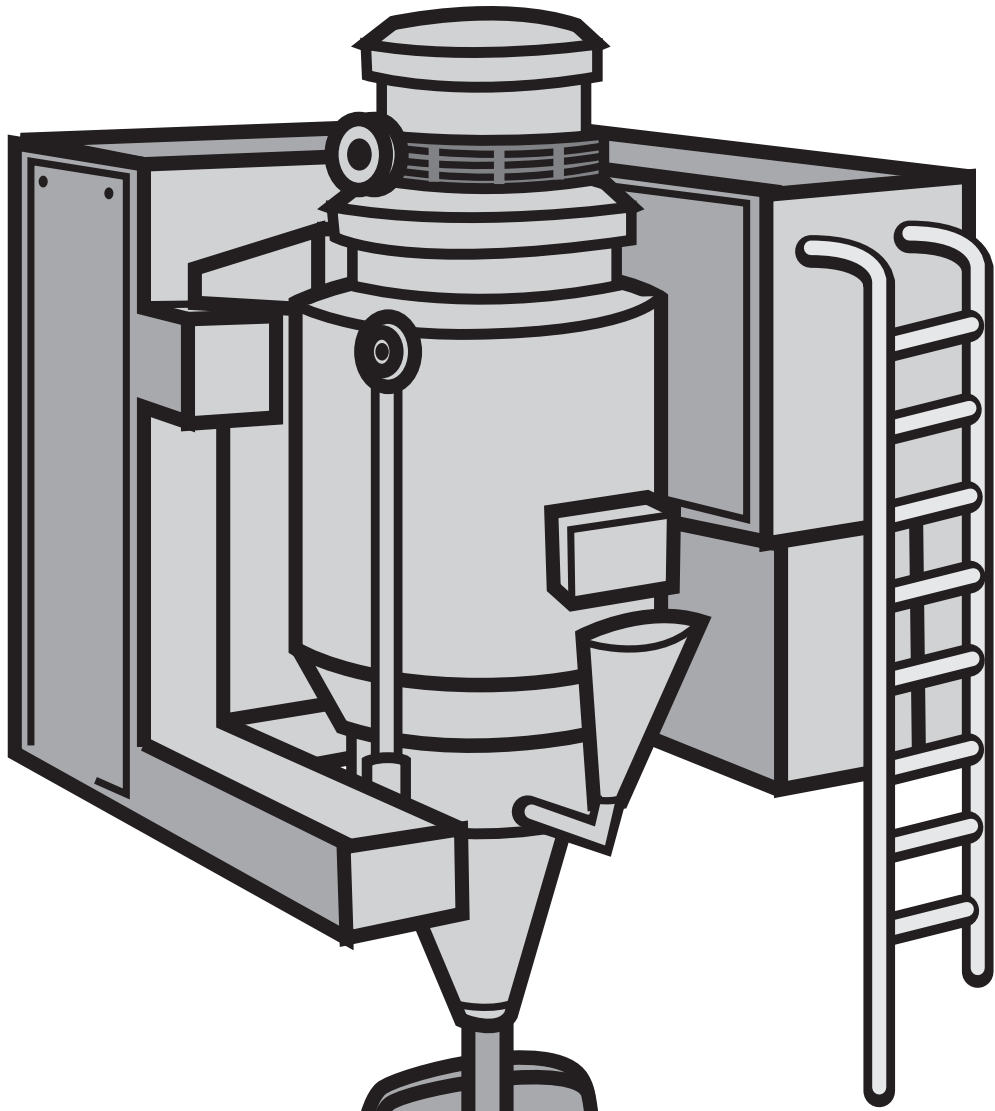
PLAT BOOK 34, PAGE 120, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FL.

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 ac-
cordance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an accommodation in
order to participate in this 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 im-
paired. 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 ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion 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



TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

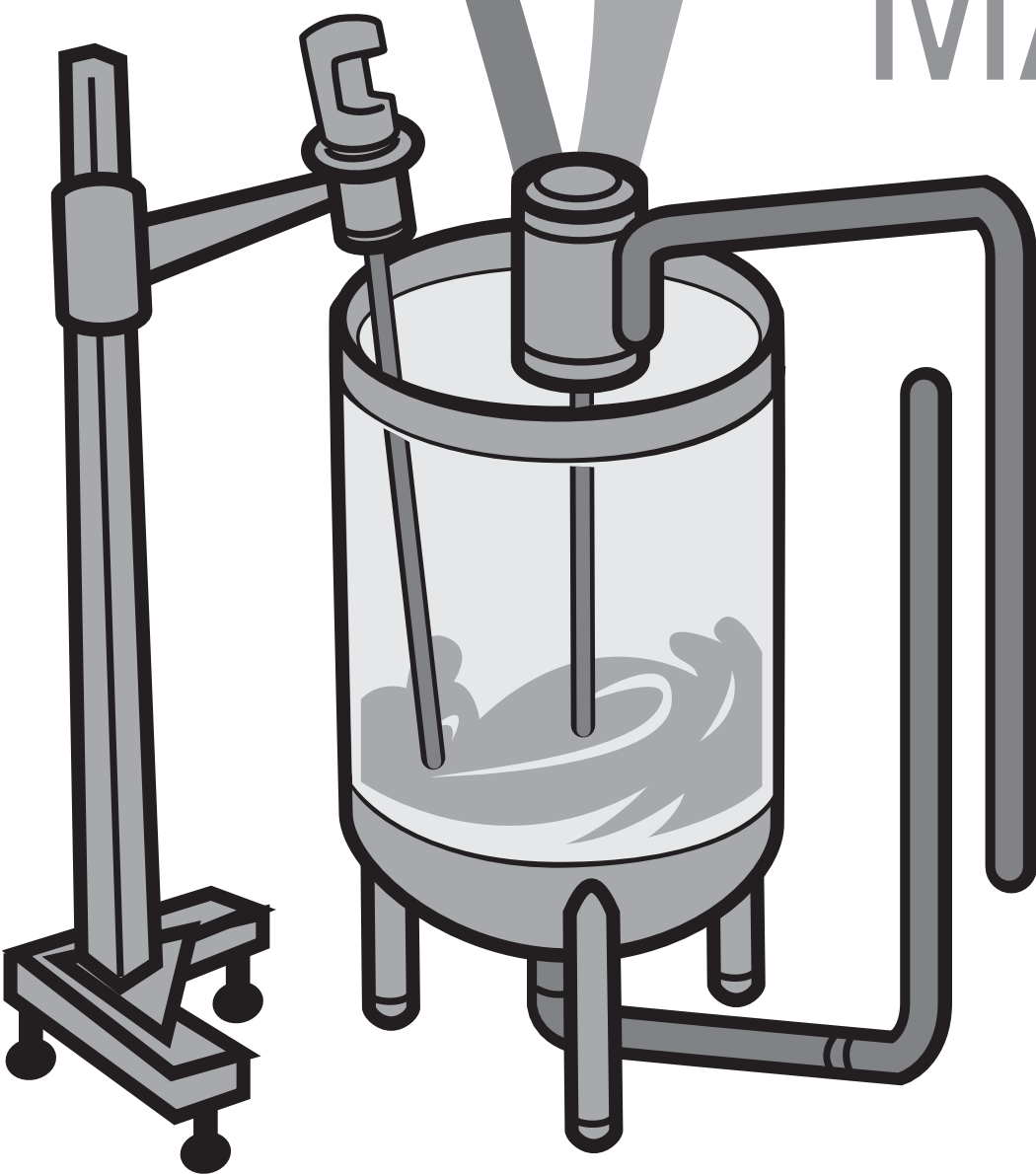
By R.W. Grant

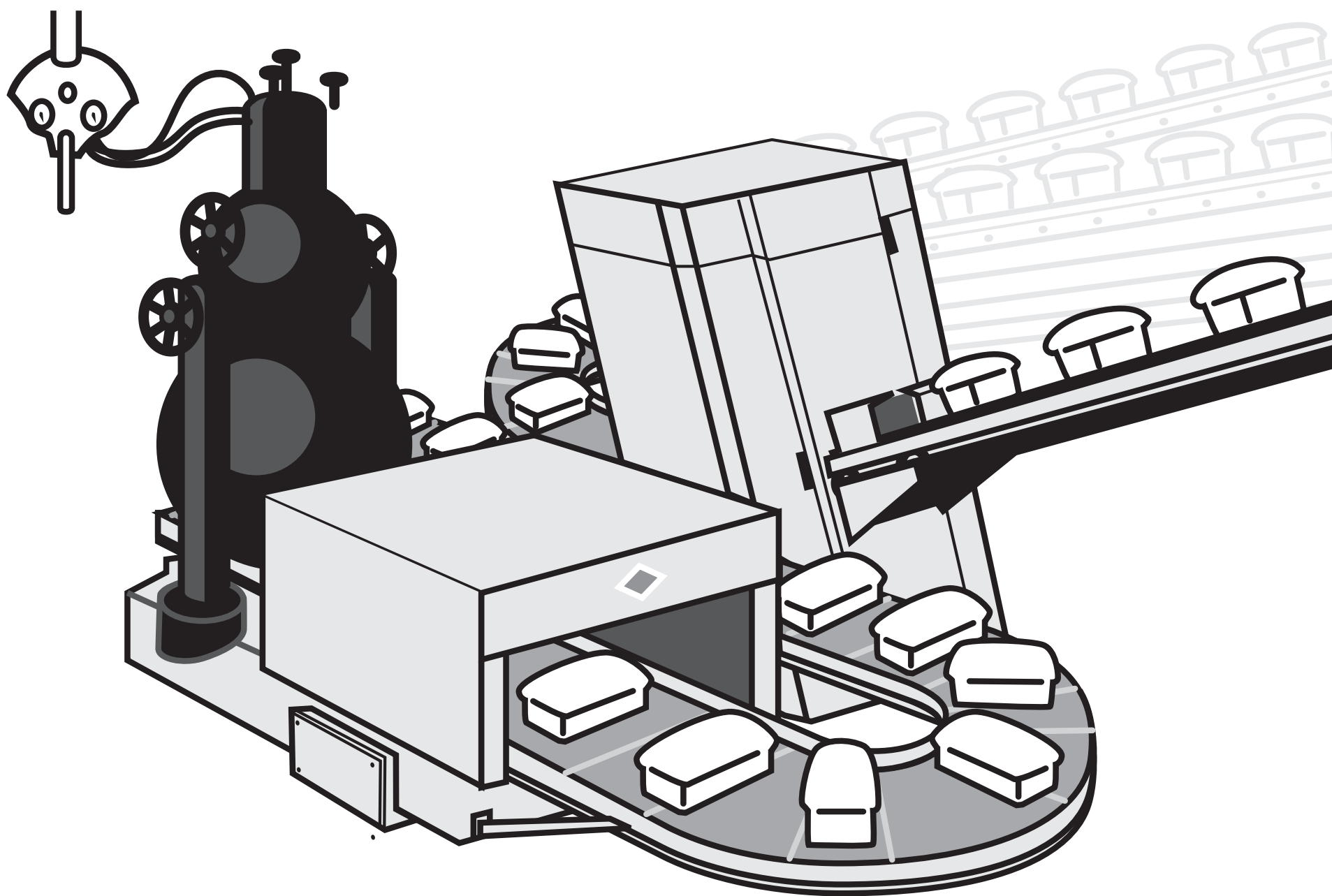
Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
"He was a villain," some will say.
"No! A hero!" others declare.
Or was he both? Well, I despair;
The fight will last 'til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it's up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he'd conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!





Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the
Russians,
For Capitalist bread in such array

Threw the whole red block into black dis-
may!
Nonetheless, the world soon found
That bread was plentiful the world
around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?'

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
"I'm rich and they are fed!"

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is!'
So people cried out, "Give us light!
We can't tell what's wrong from right!"

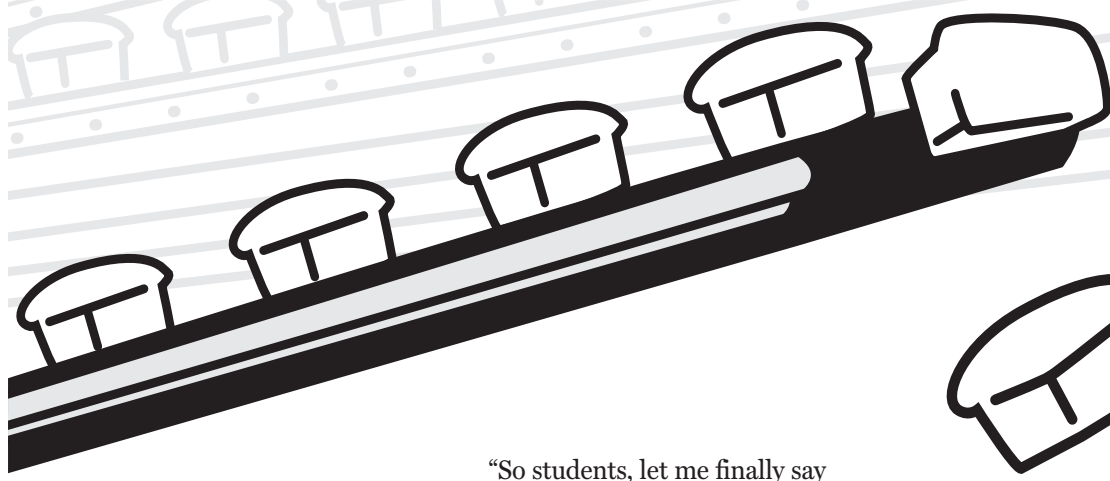
To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.





“Since reason tells us that it can’t,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,”
At last the chairman said,
“We must meet our obligation
To see that they are fed!”

And so it went, one by one,
Denouncing private greed;
Denouncing those who’d profit thus
From other people’s need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation’s foremost Pundit
Who now rose to summarize:

“My friends,” he said, (they all
exhaled)
“We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!”

“Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!”

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith’s bread—and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

“That early birds should get the worm
Is clearly quite unfair.
Wouldn’t it much nicer be
If all of them would share?
But selfishness and private greed

Seem part of nature’s plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I’m sure you’ve heard the term
before
Is Business, Laissez-Faire!

“So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government—and force.
So, if we have to bring Smith do
As indeed we should,
I’m sure you will agree with me,
It’s for the Greater Good!”

Comments in the nation’s press
Now scorned Smith and his plunder:
“What right had he to get so rich
On other people’s hunger?”
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
“Forgive me if I stumble,
But I don’t think, I kid you not,
That Smith is very humble!”
Growing bolder, he leaped up,

(Silencing the cheers)
“Humility!” he cried to all—
And then collapsed in tears!

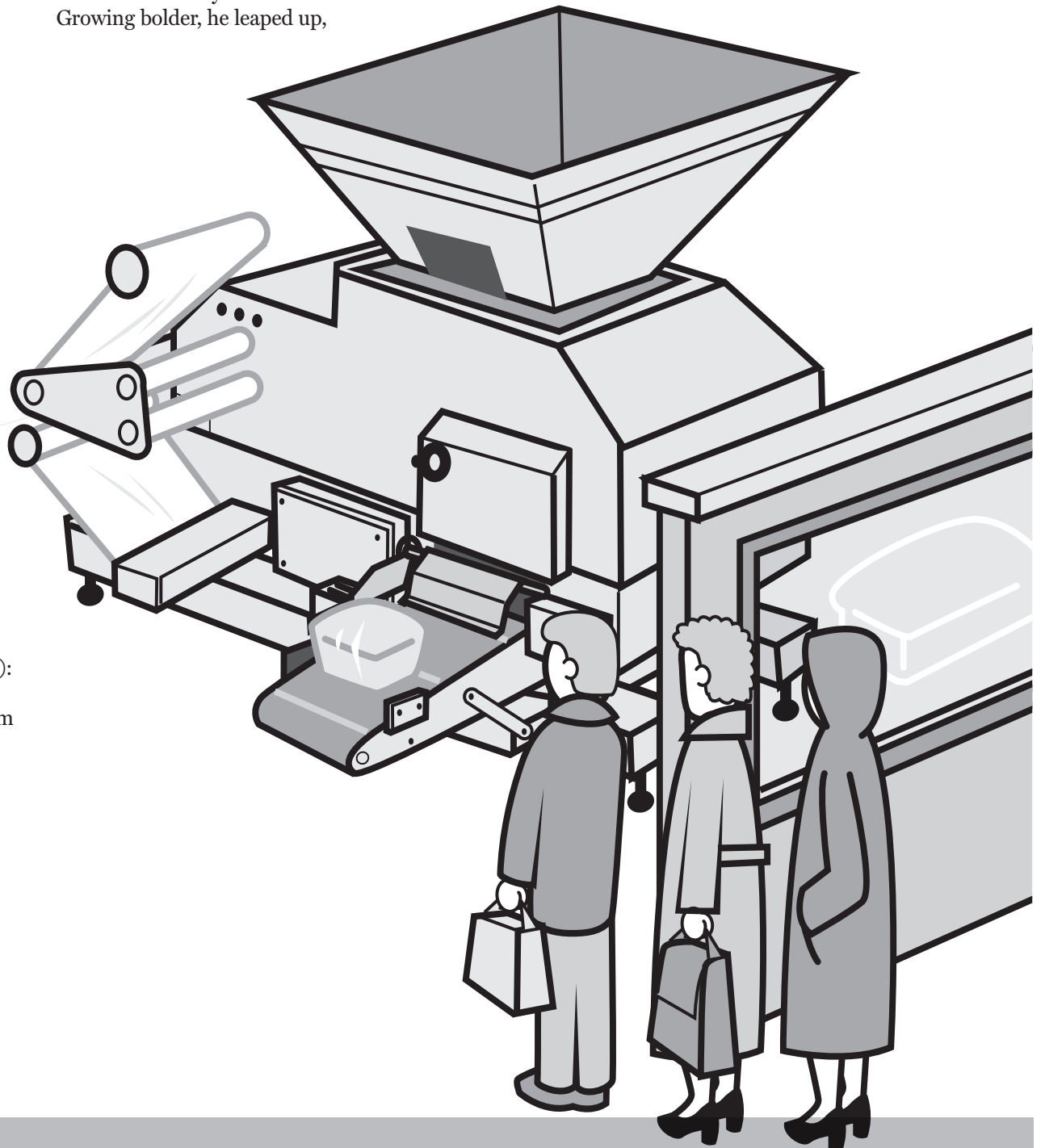
The clamor rises all about;
Now hear the politician shout:
“What’s Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I’ll protect your right to need!”

Then Tom found to his dismay
That certain businessmen would say,
“The people now should realize
It’s time to cut Smith down to size,
For he’s betrayed his public trust
(And taken all that bread from us!)”

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
“It’s obvious that he’s guilty
—Of what we’re not aware—
Though actually and factually
We’re sure there’s something there!”

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The “bread trust” it was called.

“Smith has too much crust,”
they said. “A deplorable condition
That Robber Barons profit thus
From cutthroat competition!”



WELL!

This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and "Trust."
So, hat in hand, he went to them.
They'd surely been misled;
No rule of law had he defied.
But then their lawyer said:

"The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It's vastly more efficient.

"So, nutshell-wise, the way it is,
The law is what we say it is!

"So, let me state the present rules,"
The lawyer then went on,
"These very simple guidelines
You can rely upon:
You're gouging on your prices
If you charge more than the rest.
But it's unfair competition
If you think you can charge less!
"A second point that we would make,
To help avoid confusion:
Don't try to charge the same amount,
For that would be collusion!"

"You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that's monopoly!
Oh, don't dare monopolize!
We'd raise an awful fuss,
For that's the greatest crime of all!
(Unless it's done by us!)"

"I think I understand," said Tom.
"And yet, before I go,
How does one get a job like yours?
I'd really like to know!"

The lawyer rose then with a smile;
"I'm glad you asked," said he.
"I'll tell you how I got my start
And how it came to be."

(His secretaries gathered 'round
As their boss did thus expound.)

*"When I was a lad going off to school,
I was always guided by this golden rule:
Let others take the lead in things, for
heaven's sake,
So if things go wrong-why, then it's their
mistake!"*
(*So if things go wrong-why, then it's their
mistake!*)

*"Following this precept it came to pass
I became the president of my senior class.
Then on to college where my profs extolled
The very same theory from the very same
mold!"*
(*The very same theory from the very same
mold!*)

*"Let others take the chances, and I would
go along.
Then I would let them know where they all
went wrong!
So successful was my system that then
indeed,
I was voted most likely in my class to suc-
ceed!"*

*(He was voted most likely in his class to
succeed!)*

*"Then out into the world I went, along
with all the rest,
Where I put my golden rule to the ulti-
mate test.
I avoided all of commerce at whatever the
cost—
And because I never ventured, then I also
never lost!"*
(*And because he never ventured, then he
also never lost!*)

*"With this unblemished record then, I
quickly caught the eye
Of some influential people 'mongst the
powers on high.*

*And so these many years among the
mighty I have sat,
Having found my niche as a bureaucrat!"*
(*Having found his niche as a bureaucrat*)

*"To be a merchant prince has never been
my goal,
For I'm qualified to play a more impor-
tant role:
Since I've never failed in business, this of
course assures
That I'm qualified beyond dispute to now
run yours!"*
(*That he's qualified beyond dispute to now
run yours!*)

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad!
We try to serve the public good.
We're really not so bad!"

"Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We're finalizing now!"

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn't make it out (he hoped),
For this is what he heard:

"Mumble, mumble, let's not fumble!
Mumble, mumble, what's the charge?
Grumble, grumble, he's not humble?
Private greed? Or good of all?"

"Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!"

"Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?"

"How 'bout 'Greed and Selfishness'?
Oh, wouldn't that be fun?
It's vague enough to trip him up
No matter what he's done!"

"We don't produce or build a thing!
But before we're through,
We allow that now we'll show Smith how
We handle those who do!"

"We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!"

"For we're the ones who make the rules
At 'Trust and SEC,
So bye and bye we'll get that guy;
Now, what charge will it be?"

"Price too high? Or price too low?
Now, which charge will we make?
Well, we're not loath to charging both
When public good's at stake!"

"But can we go one better?
How 'bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let's charge all three!"

"But why stop here? We have one more!
Insider Trading! Number four!
We've not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty 'cause we say so!"

So, that was the indictment.
Smith's trial soon began.
It was a cause célèbre
Which was followed' cross the land.
In his defense Tom only said,
"I'm rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?"

Tom fought it hard all the way.
But it didn't help him win.
The jury took but half an hour
To bring this verdict in:

"Guilty! Guilty! We agree!
He's guilty of this plunder!
He had no right to get so rich
On other people's hunger!"

"Five years in jail!" the judge then said.
"You're lucky it's not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys," he leered,
"Are we to men like these!
They exploit us for their sport!
Exploit us as they please!"

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother's pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith's little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

