

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 HILL mobile home bearing vehicle identification number 02610195S and all personal items located inside the mobile home. Last Tenant: Barbara Rignola Lewis, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Barbara Rignola Lewis and Unknown Party or Parties in Possession. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012. May 22, 29, 2026 26-01235P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1957 TRLO mobile home bearing vehicle identification numbers 19544, and all personal items located inside the mobile home. Last Tenant: Patricia Faye Harrison, The Estate of Patricia Faye Harrison, All Unknown Beneficiaries, Heirs, Successors, And Assigns of Patricia Faye Harrison and Unknown Party or Parties in Possession. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615. May 22, 29, 2026 26-01226P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Vida's Way Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system, onsite and off-site public roadways improvements, water, wastewater, and reclaim utilities, hard-scape/landscape/irrigation improvements, streetlighting and undergrounding of electrical utilities, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

Kristen Suit District Manager May 22, 29, June 5, 12, 2026 26-01187P

FIRST INSERTION

CITY OF ZEPHYRHILLS NOTICE OF PUBLIC HEARING

ORDINANCE NO. 1519-26

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE, TABLE 2.02.01 "ALLOWABLE USES IN ZONING DISTRICTS" TO CLARIFY PERMITTED USES FOR MANUFACTURED HOMES; AMENDING PART 7.09.00, SUPPLEMENTAL STANDARDS FOR SPECIAL USES, INCLUDING SECTION 7.09.29 ACCESSORY DWELLING UNITS (ADUS); SECTION 7.09.29.05.02 BUILDING REQUIREMENTS; SECTION 7.09.29.05.04 PARKING AND ACCESSIBILITY; SECTION 7.09.29.05.05 ACCESSORY LIVING SPACES; ADDITIONAL PROVISIONS; AMENDING PART 11.01.00 PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03 COMPLETENESS REVIEW; SECTION 11.01.04 REVIEW AND DECISION; AMENDING PART 11.03.00 SUBDIVISION REVIEW, INCLUDING SECTION 11.03.02.02 PRELIMINARY PLAT APPROVAL PROCEDURES; SECTION 11.03.03.04 APPROVAL PROCEDURES; SECTION 11.03.04.03 APPROVAL PROCEDURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Zephyrhills will hold a public hearing on Wednesday, May 27th, 2026, at 6:00 p.m. in the City Hall Council Chambers at 5335 8th Street, Zephyrhills, Florida.

The purpose of this public hearing is to consider a proposed amendment to the City of Zephyrhills Land Development Code amending multiple sections to ensure consistency and compliance with state laws.

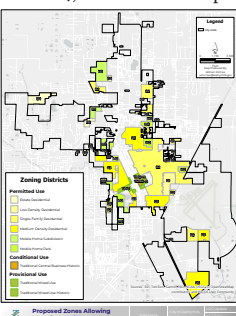
At this public hearing, the Planning Commission will consider the proposed amendment, receive public comment, and make a recommendation to the City Council regarding the proposed amendments.

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

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

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

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



May 22, 2026 26-01206P

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 Genome Properties located at PO BOX 12 in the City of Elfers, Pasco, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of May, 2026 Genomeco, LLC Paul M Tringali May 22, 2026 26-01190P

FIRST INSERTION

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME

Notice is hereby given that DownStream IO, LLC, whose address is 1000 Brickell Avenue, Suite 715, PMB 1631, Miami, FL 33131, intends to operate a business at 6133 Pueblo Drive, Zephyrhills, Florida 33542 under the fictitious name of "DownStream Consulting" and that DownStream IO, LLC intends to register such fictitious name with the Florida Secretary of State in accordance with the Fictitious Name Act, (s. 856.09, F.S.) May 22, 2026 26-01232P

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 PT. Vance located at PO Box 12 in the City of Elfers, Pasco, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of May, 2026 Genomeco, LLC Paul M Tringali May 22, 2026 26-01194P

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 Genome Publishing located at PO BOX 12 in the City of Elfers, Pasco, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of May, 2026 Genomeco, LLC Paul M Tringali May 22, 2026 26-01191P

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Heritage Springs 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 22, 2026 26-01181P

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Lake Padgett Estates Independent Special 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 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

West Pasco Government Center 8731 Citizens Drive, Suite 110 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 & 2. In the 2026 election for District Supervisors seat 1 and seat 2 will be for four-year terms. You will need to specifically register for the seat to which you are seeking election. 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.

For the latest information, please contact the office of the Pasco County Supervisor of Elections or visit their website at https://www.pascovotes.gov/. May 22, 2026 26-01176P

FIRST INSERTION

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

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

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

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

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

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

The District has three (3) seats up for election, specifically Seat 3, Seat 4, and Seat 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, 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 22, 2026 26-01179P

FIRST INSERTION

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

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

The Epperson North Community Development 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, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections. May 22, 2026 26-01172P

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Chapel Crossings Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 13236 6th St, Ste 200, Dade City, FL 33526 (352) 521-4302; 8606 Government Dr., Ste. 1, New Port Richey, FL 34654 (727) 847-8162; or 4111 Land O' Lakes Blvd, Ste. 105, Land O' Lakes, FL 34639 (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Chapel Crossings Community Development District has 3 seats up for election, specifically Seat 3, currently held by Kevin Lewis, Seat 4, currently held by Elvis Garcia, and Seat 5 currently held by Manny Leon. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections. May 22, 2026 26-01171P

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on June 2, 2026, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained by contacting the District Manager, PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Phone (407) 723-5900.

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

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

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

Lynne Mullins District Manager May 22, 2026 26-01182P

FIRST INSERTION

MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MEETING

The Board of Supervisors ("Board") of the McKendree Pointe Community Development District ("District") will hold a regular meeting on June 8, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. This meeting was originally scheduled for Monday, June 1, 2026.

Copies of the agenda will be available by emailing the District Manager Larry@hikal.com. The District Manager's office can be reached telephonically at (813) 565-4663.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

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

Larry Krause District Manager May 22, 2026 26-01185P

--- PUBLICS ---

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Oak Creek Community Development District (the "District") will commence at noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026. Candidates may qualify for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33526-0300, or in person at the following office locations: East Pasco Government Center 14236 6th Street, Suite 200 Dade City, FL 33526 Telephone: (352) 521-4302 Central Pasco Professional Center 4111 Land O'Lakes Blvd., Room 105 Land O'Lakes, FL 34639 Telephone: (813) 929-2788 Liberty Building 8606 Government Drive, Suite 1 New Port Richey, FL 34654 Telephone: (727) 847-8162

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

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

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascovotes.gov. May 22, 2026 26-01178P

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Northwood 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 2 and 4. 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 22, 2026 26-01177P

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the WaterGrass Community Development District II (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 4 and seat 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on 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 22, 2026 26-01180P

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Vida's Way Community Development District ("District") will hold public hearings and a regular meeting at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Amended and Restated Master Engineer's Report, dated March 31, 2026 ("Improvement Plan"). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, stormwater management system, onsite and offsite public roadways improvements, water, wastewater, and reclaim utilities, hardscape/landscape/irrigation improvements, streetlighting and undergrounding of electrical utilities, and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), on file and available during normal business hours at the District Manager's Office.

On April 7, 2026, and at the request of the District's Board of Supervisors, the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 26-16, effective April 8, 2026, expanding the District's boundaries to include additional lands identified in the Petition to Amend the Boundaries of Vida's Way Community Development District as the "Expansion Parcel."

The District intends to impose assessments on benefited lands within the Expansion Parcel in the manner set forth in the District's B1 Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure bonds issued to fund the Improvements with the Expansion Parcel. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the Expansion Parcel. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$28,035,000 in debt to be assessed by the District, which amounts include the estimated cost of the Improvements, plus financing-related costs, capitalized interest, debt service reserve, and costs of issuance, but are exclusive of interest, discounts for early payment and collection costs. The proposed schedule of assessments is as follows:

Table with 4 columns: Product Type, ERU (per unit), Maximum Principal (per unit), Maximum Annual Installment (per unit)\*. Rows include Townhome 20', Townhome 24', and Single Family 40'.

\*includes collection fees and early payment discount allowances. The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Pasco County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's 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 at 1-800-955-8770 for aid in contacting the District Manager's Office.

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION. [B1 EXPANSION PARCEL]

WHEREAS, after notice and a public hearing, the Board of Supervisors (the "Board") of the Vida's Way Community Development District (the "District") has previously determined through Resolution 2024-31 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Master Engineer's Report, dated February 16, 2024.; and

WHEREAS, as part of Resolution 2024-31, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Improvements by the levy of special assessments on benefitted properties within the District pursuant to Chapter 190, Florida Statutes (the "Assessments") using the methodology set forth in that certain Master Special Assessment Methodology Report, dated February 16, 2024; and

WHEREAS, as part of Resolution 2025-01, the District previously levied Assessments on benefitted properties within phase 1 of the development within the District to pay for a portion of the cost of the Improvements and, as part of Resolution 2026-02, the District previously levied Assessments on benefitted properties within phase 2 of the development within the District to pay for a portion of the cost of the Improvements; and

WHEREAS, on April 7, 2026, at the request of the District's Board of Supervisors, the Pasco County Board of County Commissioners adopted Ordinance 26-16, effective April 8, 2026, expanding the District's boundaries to include an "Expansion Parcel;" and

WHEREAS, in order to account for the Expansion Parcel as part of the Improvements, the District's Engineer has now

prepared its Amended and Restated Master Engineer's Report dated March 31, 2026 (together with the Master Engineer's Report dated February 16, 2024, the "Engineer's Report"), and attached hereto as Exhibit A, and the District's Assessment Consultant has prepared its B1 Expansion Parcel Master Special Assessment Methodology, dated May 7, 2026 (the "Assessment Report"), and attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines the Expansion Parcel benefits from the District's Improvements; and WHEREAS, the District hereby determines it is in the best interest of the District to pay the cost of the Improvements within the Expansion Parcel by Assessments; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Expansion Parcel, the amount of those benefits, and that special assessments will be made against the Expansion Parcel in proportion to the benefits received as set forth in the Assessment Report; and

WHEREAS, the District hereby determines that the Assessments to be levied on the Expansion Parcel will not exceed the benefit to the properties improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT:

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied against the Expansion Parcel to defray a portion of the cost of the Improvements.
3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
4. The total estimated cost of the Improvements is \$79,299,000 (the "Estimated Cost") with the estimated cost of the portion of the Improvements related to the Expansion Parcel being \$20,196,000 ("Boundary Amendment Estimated Cost").
5. The Assessments to be levied and allocated to the Expansion Parcel will defray approximately \$28,035,000, which amounts include the Boundary Amendment Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve but not interest and collection costs.
6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the Expansion Parcel, is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied against the Expansion Parcel within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
9. Commencing with the year in which the Assessments are levied and confirmed against the Expansion Parcel, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the Expansion Parcel, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of May, 2026.

Attest: /s/ Kristen Suit Secretary/Assistant Secretary

Vida's Way Community Development District /s/ Brady Lefere Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended and Restated Master Engineer's Report dated March 31, 2026

Exhibit B: B1 Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026



## --- PUBLICS ---

## FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of The Groves Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the **West Pasco Government Center, 8731 Citizens Dr, New Port Richey, Florida 34654.** The Supervisor of elections may be contacted by phone at (727) 847-8165. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

May 22, 2026 26-01173P

## FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT**

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

The Bridgewater of Wesley Chapel Community Development District has three (3) seats up for election, specifically seats 2, 3, and 4. Each seat carries a four-year term of office.

Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

May 22, 2026 26-01170P

## FIRST INSERTION

**NOTICE OF BOARD MEETING NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the New River Community Development District ("District") will hold a Board of Supervisors meeting on June 1, 2026, at 5:30 PM at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

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://www.newrivercdd.com>. These meetings 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 by [young@gms-tampa.com](mailto:young@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.

Brian Young, District Manager  
Governmental Management Services - Tampa, LLC  
May 22, 2026 26-01231P

## FIRST INSERTION

**CITY OF ZEPHYRHILLS**
**NOTICE OF PUBLIC HEARING**
**ORDINANCE 1521-26**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE, PART 7.09.00 SUPPLEMENTAL STANDARDS FOR SPECIAL USES AMENDING SECTION 7.09.01.01 ACCESSORY USES AND STRUCTURES, EXCEPT GARAGES AND GARAGES WITH ACCESSORY DWELLING UNITS; TO ALLOW FOR REGULATION OF ACCESSORY STRUCTURES NOT INCLUDING ACCESSORY DWELLING UNITS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Zephyrhills will hold a public hearing on Wednesday, May 27th, 2026, at 6:00 p.m. in the City Hall Council Chambers at 5335 8th Street, Zephyrhills, Florida.

The purpose of this public hearing is to consider a proposed amendment to the City of Zephyrhills Land Development Code amending the Section that outlines standards for accessory structures.

At this public hearing, the Planning Commission will consider the proposed amendment, receive public comment, and make a recommendation to the City Council regarding the proposed amendment.

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

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

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

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk's Office at Zephyrhills City Hall, 5335 8th Street, Zephyrhills, Florida 33542, by calling 813-780-0000, Ext. 3547, at least 48 hours prior to the meeting.  
May 22, 2026 26-01207P

## FIRST INSERTION

**Fictitious Name Notice**

Notice Is Hereby Given that Walmart EV Charging, LLC, 1575 Land O Lakes Blvd, Lutz, FL 33549, desiring to engage in business under the fictitious name of Walmart EV Charging #0988, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

May 22, 2026 26-01195P

## FIRST INSERTION

**KENTON COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") will hold a regular meeting on June 5, 2026 at 11:00 a.m. at Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at 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 22, 2026 26-01183P

## FIRST INSERTION

**NOTICE OF AUDIT REVIEW COMMITTEE MEETING LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Long Lake Reserve Community Development District will hold their regular meeting on June 8, 2026 at 6:00 p.m. at Long Lake Reserve Amenity Center, located at 19617 Breyntia Dr., Lutz, FL 33558. 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 establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

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 7-1-1 or 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Lynn Hayes  
District Manager  
May 22, 2026 26-01229P

## FIRST INSERTION

**NOTICE OF SHERIFF'S SALE**

Notice is hereby given that pursuant to a Writ of Execution issued in the Sixth Judicial Circuit Court, of Pasco County, Florida on the 14th day of July, 2025, in the cause wherein Steven Ryan Schmidt, Newlyn Zimmerman, are Plaintiff's, and Smith and Associates Real Estate LLC, Victoria Vickie Truex, John Done, are Defendant's, being case number 2022CA003266CAAXWS in said Court.

I, Chris Nacco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, William Earl Starkey, in and to the following described property, to wit:

**2023 Hyundai Elantra  
VIN# KMHLW4AK2PU010269**

I shall offer this property for sale "AS IS" on June 24, 2026, @ 10:00am or as soon thereafter as possible, at Crockett's Towing 1360 I US-4 I, Spring Hill, FL 34610 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Law Offices of Sprechman & Fisher PA  
C/O Steve Sprechman, Esq  
2775 Sunny Isles Boulevard, Suite 100  
Miami, FL 33160

CHRIS NOCCO, as Sheriff  
Pasco County, Florida  
By: Sgt. Matthew Adamo Deputy Sheriff  
May 22, 2026 26-01208P

## FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE UNION PARK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Union Park 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](http://www.pascovotes.gov).  
May 22, 2026 26-01230P

## FIRST INSERTION

**Fictitious Name Notice**

Notice Is Hereby Given that Walmart EV Charging, LLC, 8745 State Road 54, New Port Richey, FL 34655, desiring to engage in business under the fictitious name of Walmart EV Charging #0994, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

May 22, 2026 26-01196P

## FIRST INSERTION

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

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

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

For additional information, please contact the Pasco County Supervisor of Elections.  
May 22, 2026 26-01169P

## FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Union Park East Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 8606 Government Drive, New Port Richey, Florida 34654. The Supervisor of elections may be contacted by phone at (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, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Union Park East Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.  
May 22, 2026 26-01175P

## FIRST INSERTION

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental permit application number 937827, from TLV RE SS III WESLEY CHAPEL OWNER II, LLC of 1600 E. 8th Ave, St A132-C; Tampa, FL 33605. Application received: 03/26/2026. Proposed activity: Construction of a Self-Storage Facility and associated infrastructure. Project Name: 31507 State Road 54 Self Storage. Project size: 4.42 total acres. Location: Sections(s) 10 Township 26 South, Range 20 East in Pasco County. Outstanding Florida Water: Yes. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604. 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 agency action or an opportunity to request and administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watermatters.org](http://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 22, 2026 26-01205P

## FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT**

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

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

For additional information, please contact the Pasco County Supervisor of Elections.  
May 22, 2026 26-01174P

## FIRST INSERTION

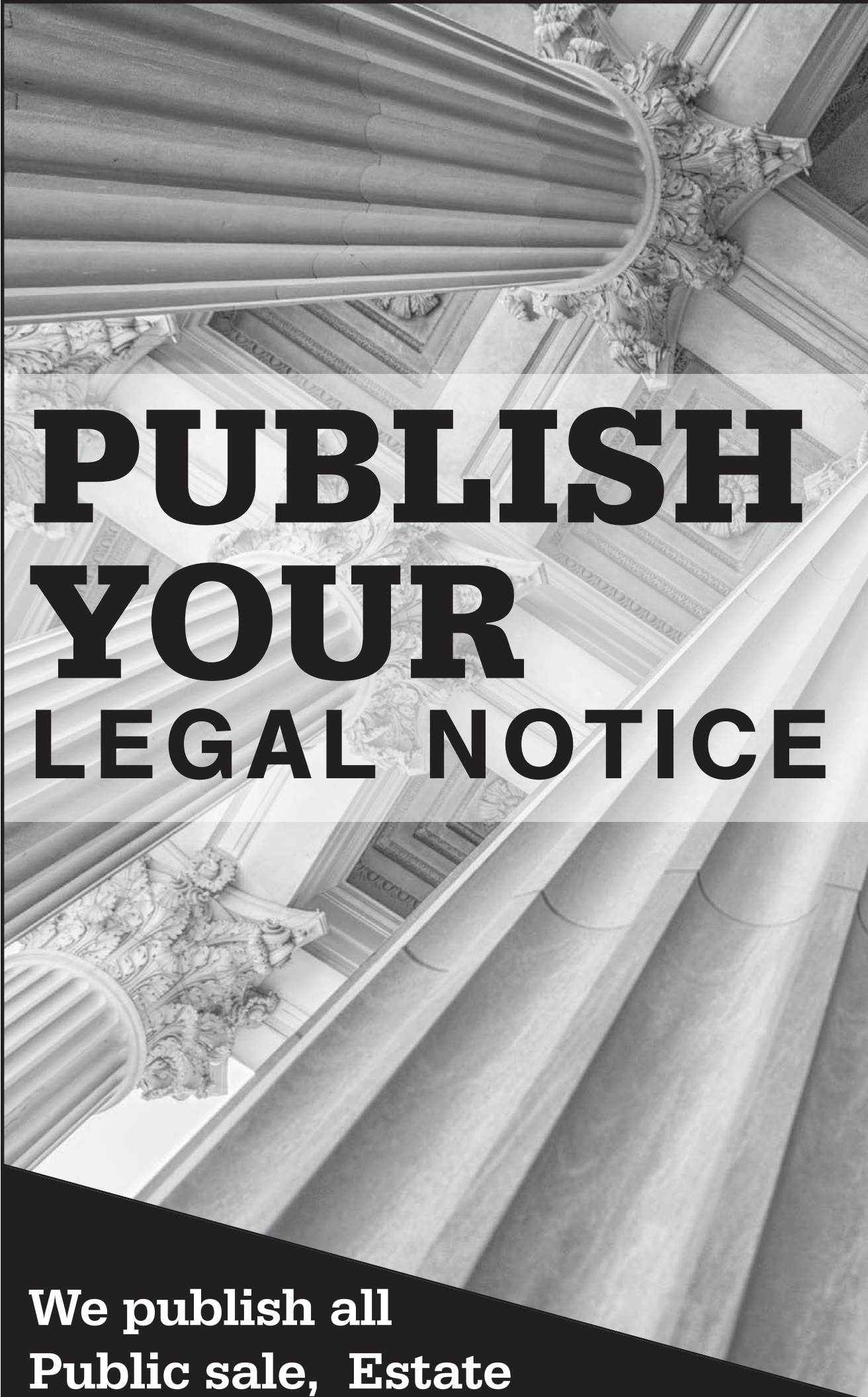
**NOTICE OF RULE DEVELOPMENT BY THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Meadow Pointe II Community Development District ("District") hereby gives notice of its intention to adopt its proposed Revised Amenity Policies and Procedures, Rule No. 4 (the "Amenity Policies") to govern the operations of the District.

The purpose and effect of the Amenity Policies is to provide for efficient and effective operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Amenity Policies include Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A copy of the proposed Amenity Policies and any material proposed to be incorporated by reference may be obtained by contacting Jayna Cooper at the District Manager's Office by mail at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33604, by telephone at 813-873-7300, or by email at [Jayna.Cooper@infamark.com](mailto:Jayna.Cooper@infamark.com).

District Manager,  
Jayna Cooper  
Meadow Pointe II Community Development District  
May 22, 2026 26-01184P



# PUBLISH YOUR LEGAL NOTICE

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

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

V20878\_V22

--- PUBLICS ---

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 MyFloridaTelehealth.com located at 17635 Cortes Creek Blvd. in the City of Spring Hill, Pasco, FL 34610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of May, 2026  
Morning Star Vaber  
May 22, 2026 26-01204P

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 Tone Genome located at PO Box 12 in the City of Elfers, Pasco, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of May, 2026  
Genomeco, LLC  
Paul M Tringali  
May 22, 2026 26-01192P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on June 6, 2026 at 10:00 a.m., the following property will be sold at public auction pursuant to F.S. 715.109; a 1962 PRMO mobile home bearing vehicle identification number 1851, and title number 0006415770, and all personal items located inside the mobile home. Last Tenant: Brenda Sue Garcia. Sale to be held at 35638 Lotte Ln, Zephyrhills, FL 33541. Attorney for Landlord, Daniel J. Kortenhaus, (727) 723-4942.  
May 22, 29, 2026 26-01234P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1960 NEWM mobile home bearing vehicle identification number 45X35365, and all personal items located inside the mobile home. Last Tenant: Randolph Richardson a/k/a Randy Richardson. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.  
May 22, 29, 2026 26-01227P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Southern Squeeze Co located at 41434 Merrick Rd. in the County of Pasco, in the City of Zephyrhills, Florida 33540 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 18th day of May, 2026.  
SOUTHERN SQUEEZE LLC  
May 22, 2026 26-01202P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

E.J.G., Inc. DBA: Mike's Auto Body gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 06/12/2026 at 8:30 AM at 15320 County Line Rd, Spring Hill, FL 34610. Please call 727-862-9474 to pay \$1240.45 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.  
2025 HOND  
VIN# 5FPYK3F18SB005652  
May 22, 2026 26-01228P

--- ESTATE ---

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-000683  
UCN: 512026CP000683CPAXWS  
IN RE: ESTATE OF  
GLORIA JUNE TUCKER,  
Deceased.

The administration of the estate of Gloria June Tucker, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 22, 2026.

**Personal Representative:**  
**Beverly Jo-Ann Tucker**  
10401 Pineneedles Drive  
New Port Richey, Florida 34654

Attorney for Personal Representative:  
/s/ Frank N. Crossland  
Frank N. Crossland, Esquire  
Florida Bar Number: 0328121  
Frank N. Crossland, P.A.  
P.O. Box 957  
Palm Harbor, FL 34682-0957  
Telephone: (727) 789-8300  
Primary E-Mail:  
frankncrossland@gmail.com  
Secondary E-Mail:  
fcrossland@sunsky.net  
May 22, 29, 2026 26-01220P



# SAVE TIME

E-mail your Legal Notice  
**legal@businessobserverfl.com**

IV10237

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-631  
IN RE: ESTATE OF  
ANGELA ROOTES  
AKA ANGELA M.L. ROOTES  
Deceased.

The administration of the estate of Angela Rootes aka Angela M.L. Rootes, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 22, 2026.

**Wayne R. Coulter**  
Personal Representative  
7920 U.S. 19  
Port Richey, FL 34668  
(address)

Wayne R. Coulter  
Attorney for Personal Representative  
Email Address:  
info@delzercoulter.com  
Florida Bar No. 114585  
7920 U.S. Highway 19  
Port Richey, FL 34668  
(address)  
Telephone: (727) 848-3404  
May 22, 29, 2026 26-01198P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-655  
IN RE: ESTATE OF  
JANET DUNLOP  
AKA JANET T. DUNLOP  
AKA JANET W. DUNLOP  
Deceased.

The administration of the estate of Janet Dunlop aka Janet T. Dunlop aka Janet W. Dunlop, deceased, whose date of death was December 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. 732.2211, 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 22, 2026.

**Jacqueline Densler**  
Personal Representative  
7327 Bent Oak Drive  
Port Richey, FL 34668  
(address)

Rebecca C. Bell  
Attorney for Personal Representative  
Email Address:  
rebecca@delzercoulter.com  
Florida Bar No. 0223440  
7920 U.S. Highway 19  
Port Richey, FL 34668  
(address)  
Telephone: (727) 848-3404  
May 22, 29, 2026 26-01197P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000417  
IN RE: ESTATE OF  
FRANCIS N. CATINI,  
Deceased.

The administration of the estate of Francis N. Catini, deceased, whose date of death was July 19, 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 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 22, 2026.

**Personal Representative:**  
**Marietta A. Kavanagh**  
622 South Garfield Avenue  
Glenolden, PA 19036

Attorney for Personal Representative:  
Kevin Hernandez, Esquire  
FBN 0132179 SPN 02602269  
The Hernandez Law Firm, P.A.  
28059 U.S. Highway 19 N, Suite 101  
Clearwater, FL 33761  
Telephone: (727) 712-1710  
Primary email:  
eservic1@thehernandezlaw.com  
Secondary email:  
victoria@thehernandezlaw.com  
Secondary email:  
hms@thehernandezlaw.com  
May 22, 29, 2026 26-01233P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000808  
IN RE: ESTATE OF  
GLADYS TORRES  
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 Gladys Torres, 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 21, 2025; that the total value of the estate is \$61,378.70 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Maria Lallanilla &  
Joseph Lallanilla  
8806 Ross Lane  
New Port Richey, FL 34654

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 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is May 22, 2026.

**Person Giving Notice:**  
**Maria Lallanilla**  
8806 Ross Lane  
New Port Richey, FL 34654

Attorney for Person Giving Notice:  
David A. Hook, Esq.  
E-mail Address:  
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 22, 29, 2026 26-01219P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-737  
IN RE: ESTATE OF  
JANN B. JACKSON AKA  
JANN JACKSON  
Deceased.

The administration of the estate of Jann B. Jackson aka Jann Jackson, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 22, 2026.

**Enaé H. Boone**  
Personal Representative  
35 Ameridge Drive  
Bridgeport, CT 06606

Wayne R. Coulter  
Attorney for Personal Representative  
Email Addresses:  
info@delzercoulter.com  
karen@delzercoulter.com  
Florida Bar No. 114585  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
May 22, 29, 2026 26-01218P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000611  
IN RE: ESTATE OF  
EUGENE RICHARD PERRON  
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 Eugene Richard Perron, 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 January 24, 2026; that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Marie Louise Perron  
17222 Dansville Drive  
Spring Hill, FL 34610

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 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is May 22, 2026.

**Person Giving Notice:**  
**Marie Louise Perron**  
17222 Dansville Drive  
Spring Hill, Florida 34610

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 22, 29, 2026 26-01199P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 002046  
IN RE: ESTATE OF  
Steven R. Andrews  
Deceased.

The administration of the estate of Steven R. Andrews, deceased, whose date of death was November 11, 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.

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 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 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 or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is May 22, 2026.

**Personal Representative[s]:**  
**Nancy G. Dougherty**  
2143 Overview Drive  
New Port Richey, FL 34655

Attorney for Personal Representative[s]:  
Jennifer R. Bondy, Attorney  
Florida Bar Number: 105461  
Bondy Law, P.A.  
815 N. Magnolia Ave.  
Orlando, FL 32803  
Telephone: (407) 720-9350  
E-Mail: jennifer@bondylaw.com  
May 22, 29, 2026 26-01217P

## --- PUBLICS ---

## 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 Gallant Financial Services located at 16703 Early Riser Ave in the City of Land O' Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of May, 2026

Kaitlyn Gallant  
May 22, 2026 26-01203P

## 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 Genome Music located at PO BOX 12 in the City of Elfers, Pasco, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of May, 2026

Genomeco, LLC  
Paul M Tringali  
May 22, 2026 26-01193P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-767  
IN RE: ESTATE OF  
ROLAND D. WALLER  
Deceased.

The administration of the estate of ROLAND D. WALLER, deceased, whose date of death was April 18, 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 22, 2026.

**Personal Representative:**  
**PATRICIA M. WALLER**  
8660 Airway Blvd.

New Port Richey, Florida 34654  
Attorney for Personal Representative:  
/S/CHRISTINA KANE  
CHRISTINA KANE  
Attorney  
Florida Bar Number: 97970  
LYONS LAW GROUP PA  
8362 FOREST OAKS BLVD  
Spring Hill, FL 34606  
Telephone: (352) 515-0101  
Fax: (352) 616-0055  
E-Mail: ckane@lyonslawgroup.com  
Secondary E-Mail:  
cyndi@lyonslawgroup.com  
May 22, 29, 2026 26-01200P

## --- PUBLICS ---

## FIRST INSERTION

## NOTICE OF FICTITIOUS NAME

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes. NOTICE IS HEREBY GIVEN that D & D Garage Doors of Zephyrhills, Inc., a Florida corporation is desiring to engage in business under the name of Quality Garage Doors, located at 4624 Gall Blvd., Zephyrhills, FL 33542, in the City of Zephyrhills, Pasco County, Florida intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2026  
May 22, 2026 26-01189P

## FIRST INSERTION

## Fictitious Name Notice

Notice is hereby given that THE MOST WORSHIPFUL UNION GRAND LODGE OF THE MOST ANCIENT AND HONORABLE FRATERNITY, OWNER, desiring to engage in business under the fictitious name of ANTHONY T. STAFFORD MILITARY LODGE NO 16 located at 410 BROAD STREET, JACKSONVILLE, TEXAS 32202 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 22, 2026 26-01188P

FIRST INSERTION

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

CASE NO: 25-CC-7233 GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLISON M. MAYER, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD D. ELYA 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 No. C, Building 3089, of GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER FOUR, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 588, Page 515, and all exhibits and amendments thereof, and recorded in 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.

at public sale, to the highest and best bidder, for cash, at www.pasco.

realforeclose.com, at 11:00 A.M. on June 25, 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.

Dated this 14th day of May, 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 22, 29, 2026 26-01216P

FIRST INSERTION

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

CASE NO. 2025 CC 008556 CARIBBEAN MOBILE HOME ESTATES, INC., Plaintiff, vs. WAYNE KELLER, SANDRA KELLER, AND 21ST MORTGAGE CORPORATION, Defendants.

NOTICE IS HEREBY GIVEN, pursuant to a Default Final Judgment of Foreclosure of Landlord's Lien Against Personal Property, dated May 18, 2026, and entered in Case No.: 2025-CC-008556 of the County Court in and for Pasco County, Florida, in which CARIBBEAN MOBILE HOME ESTATES, INC. is the Plaintiff and WAYNE KELLER, SANDRA KELLER, AND 21ST MORTGAGE CORPORATION, are the Defendants, the Pasco County Clerk will sell to the highest and best bidder for cash electronically/online at www.pasco.

realforeclose.com, Pasco County, Florida, at 11:00 a.m. on July 2, 2026, the following described property, as set forth in said Default Final Judgment of Foreclosure of Landlord's Lien Against Personal Property: The mobile home situated at 11644 Turks Drive, New Port Richey, FL 34654, being a 1975 mobile home bearing Vehicle Identification Numbers

20620694A1 and 20620694B1. 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 filing of Plaintiff's complaint in this action, must file a claim 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 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. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 (t) 941-363-0110 | (f) 941-952-9111 Attorneys for Plaintiff By: /s/ Sheryl A. Edwards Sheryl A. Edwards, Esquire Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 22, 29, 2026 26-01222P

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. 2025CA001348CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PAUL CHANCEY A/K/A PAUL G CHANCEY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 28, 2026 in Civil Case No. 2025CA001348CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Paul Chancey a/k/a Paul G Chancey, 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 8th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 312, HUDSON BEACH ESTATES UNIT 3 7TH ADD'N, according to the Plat thereof, recorded in Plat Book 7, Page 86

of the Public Records of Pasco County, Florida.

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

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

/s/ Sara Collins Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 E. Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1673 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 53992 25-11864FL May 22, 29, 2026 26-01215P

FIRST INSERTION

RE-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. 512025CA000971CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SHELLEY A. ZIEGLER A/K/A SHELLEY ZIEGLER; CAVALRY SPV I, LLC; RESURGENT RECEIVABLES LLC; PORTFOLIO RECOVERY ASSOCIATES, LLC; 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 an Order or Summary Final Judgment of foreclosure dated October 27, 2025 and an Order Resetting Sale dated 5/14/2026 and entered in Case No. 512025CA000971CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and SHELLEY A. ZIEGLER A/K/A SHELLEY ZIEGLER; CAVALRY SPV I, LLC; RESURGENT RECEIVABLES LLC; PORTFOLIO RECOVERY ASSOCIATES, LLC; 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., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.

pasco.realforeclose.com, 11:00 a.m., on June 10, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 98, PARK LAKE ESTATES UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

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. DATED May 18, 2026. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1463-213073 / GS1 May 22, 29, 2026 26-01221P

--- SALES ---

FIRST INSERTION

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

CASE NO.: 2025CA000997CAAXES CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JANET HARTMAN, DECEASED, GRAND HORIZONS HOMEOWNERS ASSOCIATION, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CHRISTOPHER HARTMAN A/K/A CHRIS HARTMAN, DAWN M. ROBILLARD, DAWN ROBILLARD, TRUSTEE OF THE CHARLES A. & JANET D. HARTMAN LIVING TRUST, DATED JUNE 2, 2001 AND UNKNOWN BENEFICIARIES OF THE CHARLES A. & JANET D. HARTMAN LIVING TRUST, DATED JUNE 2, 2001, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated May 13, 2026, and entered in Case No. 2025CA000997CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Janet Hartman, deceased, Grand Horizons Homeowners Association, Inc., United States of America on behalf of the Secretary of Housing and Urban Development, Christopher Hartman a/k/a Chris Hartman, Dawn M. Robillard, Dawn Robillard, Trustee of the Charles A. & Janet D. Hartman Living Trust, dated June 2, 2001 and Unknown Beneficiaries of the Charles A. & Janet D. Hartman Living Trust, dated June 2, 2001, are Defendants, the

Office of the Clerk, Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose.com at 11:00 A.M. on the 13th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 88, GRAND HORIZONS - PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 99, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH: 1998 PALM HARBOR HOME VIN NUMBER: PH0910082A/BFL TITLE NUMBER: FLA62751/FLA627511 Property Address: 37643 Landis Avenue, Zephyrhills, Florida 33541

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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: 5/18/2026

McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. FL Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400077 May 22, 29, 2026 26-01214P

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. 2025CA004031CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MICHAEL SCHULTZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 06, 2026, and entered in 2025CA004031CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MICHAEL SCHULTZ; KELLY GRACE WILSON; BEACON WOODS CIVIC 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 June 09, 2026, the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOTS 1290 AND 1291-C, BEACON WOODS VILLAGE 5-C, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 11, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: ALSO A PORTION OF LOTS 1290-A AND 1291-G, BEACON WOODS VILLAGE 5-D, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 14, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 1291-A OF SAID BEACON WOODS VILLAGE 5-X; THENCE RUN ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVER MILL DRIVE AS SHOWN ON THE PLAT OF SAID BEACON WOODS VILLAGE 5-C, NORTH 44 DEGREES 39'28" WEST, A DISTANCE OF 167.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 20'32" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1291-C, THE SAME BEING THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1291-G; THENCE SOUTH 25 DEGREES 25'00" WEST, A DISTANCE OF 85.09 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1291-G; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1291-G, NORTH 44 DEGREES 39'28" WEST, A DIS-

TANCE OF 37.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1290-A; THENCE NORTH 4 DEGREES 33'52" EAST, A DISTANCE OF 105.65 FEET TO THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1290-A, THE SAME BEING THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1290; THENCE NORTH 45 DEGREES 20'32" SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVER MILL DRIVE; THENCE SOUTH 44 DEGREES 39'28" EAST, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS OF RECORD; ALSO, THE SOUTHEASTERLY 6 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE. Property Address: 12605 RIVER MILL DR, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 18 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: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-338813 - NaP May 22, 29, 2026 26-01225P

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. 2025CA000491CAAXWS WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs. NICHOLAS HAMER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000491CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff and NICHOLAS HAMER; SHANNON M. HAMER 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 June 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK F, GROVE PARK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4743 DRIFT TIDE DRIVE, NEW PORT RICHEY, FL 34652

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

Important AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 19 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: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-137650 - RaO May 22, 29, 2026 26-01223P

FIRST INSERTION

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

CASE NO.: 2025CA002576CAAXES TRINITY LIFE INSURANCE COMPANY, Plaintiff, v. RICHARD FRANKLIN DIXON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 1, 2026 and entered in Case No. 2025CA-002576CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NANCY G. DIXON, RICHARD FRANKLIN DIXON, LAKE JOVITA HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF NANCY G. DIXON, UNKNOWN SPOUSE OF RICHARD FRANKLIN DIXON, 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 15, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 597, LAKE JOVITA GOLF AND COUNTRY CLUB PHASE THREE C- UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 146 THROUGH 149, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 34303 SAHALEE LOOP , DADE CITY, FL 33525 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Jimmy K. Edwards, Esq. 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 Johann 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 22, 29, 2026 26-01211P

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

CASE NO.: 2026CA000052

**MIDFIRST BANK,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS**  
**BENEFICIARIES, DEVISEES,**  
**SURVIVING SPOUSE, GRANTEEES,**  
**ASSIGNEE, LIENORS,**  
**CREDITORS, TRUSTEES, AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY THROUGH**  
**UNDER OR AGAINST THE**  
**ESTATE OF DIANNE REZA,**  
**DECEASED; et al.,**  
**Defendant(s).**TO: Unknown Heirs Beneficiaries,  
Devisees, Surviving Spouse, Grantees,  
Assignee, Lienors, Creditors, Trustees,  
And All Other Parties Claiming An Inter-  
est By Through Under Or Against  
The Estate Of Dianne Reza, Deceased  
Last Known Residence: Unknown  
TO: Unknown Tenant # 1Last Known Residence: 2136 Saunders  
Rd Zephyrhills, FL 33540-7278TO: Unknown Tenant #2  
Last Known Residence: 2136 Saunders  
Rd Zephyrhills, FL 33540-7278YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
property in Pasco County, Florida:COMMENCE AT THE SOUTH-  
WEST CORNER OF SECTION  
29, TOWNSHIP 26 SOUTH,  
RANGE 22 EAST, PASCO  
COUNTY, FLORIDA; THENCE  
RUN NORTH 03 DEGREES  
12'05" WEST, ALONG THE  
WEST BOUNDARY OF SAID  
SECTION 29, A DISTANCE  
OF 821.74 FEET; THENCE  
RUN NORTH 89 DEGREES  
57'19" EAST, 30.05 FEET FOR  
A POINT OF BEGINNING;  
THENCE RUN NORTH 03  
DEGREES 12'05" WEST, 159.35  
FEET; THENCE RUN NORTH  
89 DEGREES 58'12" EAST,  
303.86 FEET; THENCE RUN  
SOUTH 03 DEGREES 15'41"EAST, 159.28 FEET; THENCE  
RUN SOUTH 89 DEGREES  
57'19" WEST, 304.02 FEET TO  
THE POINT OF BEGINNING.  
TOGETHER WITH A 1996  
LIMITED MOBILE HOME ID  
# FLA14610526has 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  
22nd, 2026, and file the original with  
the clerk of this court either before  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint or petition.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, FL34654; (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 im-  
mediately 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 May 13th, 2026.

As Clerk of the Court  
By: Haley Joyner  
As Deputy Clerk  
Civil Court SealALDRIDGE PITE, LLP,  
Plaintiff's attorney  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1485-592B  
Ref# 17570  
May 22, 29, 2026 26-01209P

## 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.  
**512023CC002289CCAXWS**  
Division O**US BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR VRMTG ASSET TRUST**  
**Plaintiff, vs.****JAMES A. KLINE A/K/A JAMES**  
**KLINE; DOREEN L. KLINE**  
**A/K/A DOREEN KLINE;**  
**GIANNA TERREGINO STOKES,**  
**UNKNOWN SPOUSE OF JAMES**  
**A. KLINE A/K/A JAMES KLINE;**  
**UNKNOWN SPOUSE OF GIANNA**  
**TERREGINO STOKES N/K/A**  
**CHASE TWIGG, AND UNKNOWN**  
**TENANTS/OWNERS,**  
**Defendants.**Notice is hereby given, pursuant to Fi-  
nal Judgment of Foreclosure for Plain-  
tiff entered in this cause on September  
4, 2025, 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 80, GULF SIDE VILLAS,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 7, PAGE 50, OF  
THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA  
TOGETHER WITH THAT  
CERTAIN MANUFACTURED  
HOME, YEAR: 1996, MAKE:  
PALM TRAILERS,  
VIN #: PH098449AFL AND  
VIN #: PH098449BFL  
TOGETHER WITH THAT  
CERTAIN MOBILE HOME,VIN(S)  
and commonly known as: 14702 SNAP-  
PER LN, HUDSON, FL 34667; includ-  
ing 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 1, 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 proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Public Information  
Dept., Pasco County Government Cen-  
ter, 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 noti-  
fication if the time before the sched-  
uled appearance is less than 7 days; if  
you are hearing impaired call 711. The  
court does not provide transportation  
and cannot accommodate for this ser-  
vice. Persons with disabilities needing  
transportation to court should contact  
their local public transportation pro-  
viders for information regarding trans-  
portation services.

Dated: May 18, 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  
328202/2323693/wll  
May 22, 29, 2026 26-01213P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA, IN AND FOR PASCO  
COUNTYCIVIL DIVISION  
Case No. **2026CA000320CAAXWS**  
Division J3**GTE FEDERAL CREDIT UNION**  
**D/B/A GTE FINANCIAL**  
**Plaintiff, vs.****UNKNOWN TRUSTEE OF THE**  
**GUZOWSKI, MARIANNE FAMILY**  
**TRUST U/A/D MAY 21, 2012,**  
**UNKNOWN BENEFICIARIES OF**  
**THE GUZOWSKI, MARIANNE**  
**FAMILY TRUST U/A/D MAY 21,**  
**2012, DEBORAH L. PEARCE,**  
**AS KNOWN BENEFICIARY OF**  
**THE GUZOWSKI, MARIANNE**  
**FAMILY TRUST U/A/D MAY 21,**  
**2012, MICHAEL GUZOWSKI, AS**  
**POSSIBLE BENEFICIARY OF**  
**THE GUZOWSKI, MARIANNE**  
**FAMILY TRUST U/A/D MAY 21,**  
**2012, WILLIS J. PEARCE, AS**  
**POSSIBLE BENEFICIARY OF THE**  
**GUZOWSKI, MARIANNE FAMILY**  
**TRUST U/A/D MAY 21, 2012, et al.**  
**Defendants.**TO: UNKNOWN TRUSTEE OF THE  
GUZOWSKI, MARIANNE FAMILY  
TRUST U/A/D MAY 21, 2012  
CURRENT RESIDENCE UNKNOWN  
UNKNOWN BENEFICIARIES OF  
THE GUZOWSKI, MARIANNE  
FAMILY TRUST U/A/D MAY 21, 2012  
CURRENT RESIDENCE UNKNOWN  
WILLIS J. PEARCE, AS POSSIBLE  
BENEFICIARY OF THE GUZOWSKI,  
MARIANNE FAMILY TRUST U/A/D  
MAY 21, 2012  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
9445 HOLNWN CT  
HUDSON, FL 34667  
UNKNOWN SPOUSE OF WILLIS J.  
PEARCE  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
9445 HOLNWN CT  
HUDSON, FL 34667You are notified that an action to  
foreclose a mortgage on the following  
property in Pasco County, Florida:  
LOT 172 FAIRWAY OAKS  
UNIT FIVE, A SUBDIVISION  
ACCORDING TO THE PLATTHEREOF RECORDED IN  
PLAT BOOK 29, PAGES 137  
THROUGH 140, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF PASCO COUNTY, FLORI-  
DA.commonly known as 9445 HOLNWN  
CT, HUDSON, FL 34667 has been filed  
against you and you are required to  
serve a copy of your written defenses,  
if any, to it on Joseph Paggi 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 22ND, 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 im-  
mediately 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 proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. 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 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, e-mail: ada@pasco-  
clerk.com

Dated: May 18, 2026

CLERK OF THE COURT  
(COURT SEAL)  
Honorable Nikki Alvarez-Sowles, Esq.  
P.O. Box 338  
New Port Richey, Florida 34656-0338  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley JoynerKass Shuler, P.A.,  
Plaintiff's Attorney  
P.O. Box 800  
Tampa, Florida 33601  
(813) 229-0900  
181350/2531900/MTS  
May 22, 29, 2026 26-01212P

## SUBSEQUENT INSERTIONS

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-001974**  
**IN RE: ESTATE OF**  
**CARMELA M. PRIMIANI,**  
**Deceased.**The administration of the estate of  
Carmela M. Primiani, deceased, whose  
date of death was August 29, 2025, is  
pending in the Circuit Court for Pasco  
County, Florida, Probate Division, the  
address of which is Clerk of the Circuit  
Court, Attn: Probate Department, P.O.  
Box 338, New Port Richey, FL 34656-  
0338. The names and addresses of the  
personal representative and the per-  
sonal representative's attorney are set  
forth below.All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.The date of first publication of this  
notice is May 15, 2026.**Personal Representative:**  
**Nicholas Primiani**  
17146 Sunshine Mimosa St.  
Wimauma, FL 33598  
Attorney for Personal Representative:  
Ryan M. Schmidt, Esq.  
Florida Bar No. 95731  
Coats Schmidt, P.A.  
4055 Central Ave.  
St. Petersburg, FL 33713  
Phone: (727) 456-4462  
May 15, 22, 2026 26-01127P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. File No. 25-CP-002112**  
**IN RE: ESTATE OF**  
**JAMES CARDIFF**  
**Deceased.**The administration of the estate of  
JAMES CARDIFF, deceased, whose  
date of death was November 3, 2025;  
File Number \_\_\_\_ - is pending in the  
Circuit Court for Pasco County, Florida,  
Probate Division, the address of which  
is 7350 Little Road, Room 214, 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 oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.The date of first publication of this  
notice is May 15, 2026.**SHARON CARDIFF**  
**Personal Representative**  
12123 Walstone Court  
Trinity, FL 34685  
WILLIAM K. LOVELACE  
Attorney for Personal Representative  
Email: fordlove@tampabay.rr.com  
Florida Bar No. 0016578  
SPN# 01823633  
Wilson, Ford & Lovelace, P.A.  
401 South Lincoln Ave.  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
May 15, 22, 2026 26-01168P

## --- PUBLIC SALES ---

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property  
of Sheryl Ann Grimm and Michael  
McDonnell, will on the 4th day of  
June 2026, at 10:00 a.m., on property  
at 16108 US Highway 19, Lot #195,  
Hudson, Pasco County, Florida in  
Winter Paradise be sold for cash to  
satisfy storage fees in accordance with  
Florida Statutes, Section 715.109:  
Year/Make: 1983 STAR Travel Trailer  
VIN No.: 1C9100J23C1108129  
Title No.: 20145100  
And All Other Personal Property  
ThereinPREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
May 15, 22, 2026 26-01155P

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**RE: VICTOR PAUL BRYAN,**  
**Deceased****TO: ALL PERSONS HAVING**  
**CLAIMS OR DEMANDS AGAINST**  
**THE ABOVE NAMED DECEDENT**  
The above-named Decedent, estab-  
lished a Living Trust, entitled **BRYAN**  
**FAMILY TRUST**, dated **APRIL 26,**  
**2019**, died on **April 12, 2026**The name(s) and address(es) of the  
Trustee(s) is/are set forth below.**ALL INTERESTED PERSONS**  
**ARE NOTIFIED THAT:**All creditors of the decedent and  
other persons having claims or de-  
mands against decedent's Trust (and/or  
estate) must file their claims with the  
Trustee listed below **WITHIN THREE**  
**MONTHS AFTER THE DATE OF**  
**THIS NOTICE.****ALL CLAIMS AND DEMANDS**  
**NOT SO FILED WILL BE FOREV-**  
**ER BARRED.**The date of first publication of this  
Notice is May 15, 2026.**Constance A. Simoneau, Trustee**  
36708 Jodi Ave.  
Zephyrhills, FL 33542  
May 15, 22, 2026 26-01157P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA,  
PROBATE DIVISION  
**File Number: 2026 CP 000072**  
**IN RE: ESTATE OF**  
**JOAN KLATZ GONZALEZ,**  
**Deceased.**The administration of the estate of Joan  
Klatz Gonzalez, deceased, File Number:  
2026 CP 000072, whose date of death  
was 11/03/2025, is pending in the Cir-  
cuit Court for Pasco County, Florida,  
Probate Division, the address of which  
is 38053 Live Oak Avenue, Dade City,  
FL 33523. The names and addresses  
of the personal representative and the  
personal representative's attorney are  
set forth below.All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate, on whom  
a copy of this notice is required to be  
served, must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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.A personal representative or curator  
has no duty to discover whether any  
property held at the time of the deced-  
ent's death by the decedent or the de-  
cedent's surviving spouse is property  
to which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in sections 732.216-  
732.228, applies, or may apply, unless  
a written demand is made by a creditor  
as specified under section 732.2211.The date of first publication of this  
notice is: May 15, 2026.**Personal Representative**  
**Joseph Klatz Gonzalez**  
18366 Falling Pine Needle Lane  
Land O Lakes, FL 346387  
Attorney for Personal Representative  
Robert Corbett  
FBN: 1054751  
Law Office of Robert Corbett, PLLC  
1635 E. Highway 50, Suite 300  
Clermont, FL 34711  
(352) 234-4170  
rob@robcorbettlaw.com  
May 15, 22, 2026 26-01120P

## FIRST INSERTION

**NOTICE OF SALE PURSUANT**  
**TO CHAPTER 45**IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDACASE NO.:  
**512025CA001971CAAXES****U.S. BANK NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS TRUSTEE FOR RMTPT**  
**TRUST, SERIES 2021**  
**COTTAGE-TT-V,**  
**Plaintiff, v.**  
**REGINALD SCOTT CAULER, et al,**  
**Defendant(s).**NOTICE IS HEREBY GIVEN that  
pursuant to a Final Judgment in  
Foreclosure entered on May 13, 2026  
and entered in Case No. 512025CA-  
001971CAAXES in the Circuit Court of  
the 6th Judicial Circuit in and for Pasco  
County, Florida, wherein KATHLEEN  
CAULER AND REGINALD CAULER,  
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 16, 2026 at 11:00am, the  
following described real property as set  
forth in said Final Judgment, to wit:LOT 3, IN BLOCK 6, OF BEX-  
LEY SOUTH PARCEL 3 PHASE  
1, ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 72, PAGE 104, OF  
THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA,  
and commonly known as: 3622  
PINE RIBBON DRIVE, LAND  
O LAKES, FL 34638 (the "Prop-  
erty").ANY PERSON CLAIMING AN INTER-  
EST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENSMUST FILE A CLAIM WITHIN 60  
DAYS AFTER THE SALE.

IMPORTANT

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

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 22, 29, 2026 26-01210P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISIONCASE NO.  
**2025CA000902CAAXWS****U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCF 2 ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**JAY N. HUNT AND LINDA**  
**MISTLER, et al.**  
**Defendant(s).**NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated January 07, 2026, and entered  
in 2025CA000902CAAXWS of the  
Circuit Court of the SIXTH Judicial  
Circuit in and for Pasco County,  
Florida, wherein U.S. BANK TRUST  
NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE FOR  
RCF 2 ACQUISITION TRUST is the  
Plaintiff and JAY N. HUNT; LINDA  
MISTLER 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  
June 08, 2026, the following described  
property as set forth in said Final  
Judgment, to wit:LOT 299 OF THE UNRECORD-  
ED PLAT OF PALM TERRACE  
ESTATES UNIT EIGHT, A POR-  
TION OF TRACT 17 OF PORT  
RICHEY LAND COMPANY  
SUBDIVISION OF SECTION 15,  
TOWNSHIP 25 SOUTH, RANGE  
16 EAST, AS SHOWN ON PLAT  
RECORDED IN PLAT BOOK 1,  
PAGE 61, PUBLIC RECORDS  
OF PASCO COUNTY, FLORIDA,  
BEING FURTHER DESCRIBED  
AS FOLLOWS: COMMENCE AT  
THE SOUTHEAST CORNER OF  
LOT 20

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA,  
PROBATE DIVISION  
File No. 2026CP00044CPAXES  
Division Probate  
IN RE: ESTATE OF  
WILLIAM E. PETERSON  
Deceased.

The administration of the estate of WILLIAM E. PETERSON, deceased, whose date of death was February 21, 2026, and whose social security number is xxx-xx-6517, 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 33525-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 15, 2026.

**Personal Representative:**  
**HEATHER A. WEBER**

612 Snug Is

Clearwater Beach, FL 33767

Attorney for Personal Representative:

CHRISTOPHER J. DENICOLO

E-Mail Address:

christopher@gassmanpa.com

E-Mail Address:

nmooon@gassmanpa.com

Florida Bar No.: 043684

Gassman, Denicolo & Ketrone, P.A.

1245 Court Street

Clearwater, Florida 33756

Telephone: (727) 442-1200

May 15, 22, 2026

26-01119P

## SECOND INSERTION

**Notice of Application for Tax Deed**  
**2026XX000065DAXXX**

NOTICE IS HEREBY GIVEN, That BUFFALO BILL 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 #: 1707766

Year of Issuance: 06/01/2018

Description of Property:

09-25-16-0020-00000-004A  
BROWN ACRES UNIT 1 PB  
7 PG 105 LOT 4 EXC POR  
DESC AS COM AT NW COR  
OF SAID LOT 4 FOR POB TH  
N89DEG59'08"E ALG NORTH  
LINE OF LOT 4 56.00 FT TH  
S00DEG00'52"EALG EAST  
LINE OF LOT 4 74.00 FT TH  
S53DEG06' 56"W10.00 FT TH  
S00DEG00'52"E 8.00 FT TH  
S89DEG59'08"W 48.00 FT TO  
PT ON WEST LINE OF LOT  
4 TH N00DEG00'52"W 88.00  
FT TO POB & POR OF TRACT  
36 OF PORT RICHEY LAND  
COMPANY SUB PB 1 PG 61  
DESC AS COM AT SW COR OF  
SAID LOT 4 FOR POB TH ALG  
SOUTH LINE OF LOT 4 56 FT  
TO WEST LINE OF LOT 2 OF  
SAID BROWN ACRES UNIT 1  
TH S00DEG 00'52"E 79.06 FT  
TO SOUTH LINE OF TRACT  
36 TH S89DEG56'11"W ALG  
SAID SOUTH LINE 56 FT TH  
N00DEG00'52"W 79.11 FT TO  
POB SLY 20 FT THEREOF SUB-  
JECT TO EASEMENT FOR PUB-  
LIC RD R/W &/ OR UTILITIES  
OR 9355 PG 2531

Name(s) in which assessed:

880 CAR WASH INC  
ROBBIE MALKI 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 June 18, 2026 at 10:00 am.

May 04, 2026

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

May 15, 22, 29; June 5, 2026

26-01075P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA,  
PROBATE DIVISION  
File No. 2026CP000298ES  
IN RE: ESTATE OF  
Tyrhonda Deshane Grant  
Deceased.

The administration of the estate of Tyrhonda Deshane Grant, deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

**Personal Representative:**  
**Kayla Grant**

13413 Kent Bradley Street

Dade City, FL 33525

Attorney for Personal Representative:

Nancy McClain Alfonso, Esquire

Florida Bar Number: 845892

ALFONSO HERSCH

Post Office Box 4

Dade City, Florida 33526-0004

Telephone: (352) 567-5636

E-Mail: [eserve@alfonsohersch.com](mailto:eserve@alfonsohersch.com)

Secondary: [jerrrod@alfonsohersch.com](mailto:jerrrod@alfonsohersch.com)

May 15, 22, 2026

26-01126P

## SECOND INSERTION

**Notice of Application for Tax Deed**  
**2026XX000055TDAXXX**

NOTICE IS HEREBY GIVEN, 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 #: 1803568

Year of Issuance: 06/01/2019

Description of Property:

10-26-19-0010-0160S-0110  
TAMPA DOWNS RANCHETTES  
UNREC S1/2 SEC 16 LOT 11 OR  
5923 PG 1

Name(s) in which assessed:

EUJICE G LORGE LIVING  
TRUST  
EUJICE G LORGE TRUSTEE  
EUJICE G LORGE LIVING  
TRUST DATED OCTOBER 5  
1999

EUJICE G LORGE TRUSTEE  
OR HER SUCCESSOR IN 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 June 18, 2026 at 10:00 am.

May 04, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

May 15, 22, 29; June 5, 2026

26-01066P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA,  
PROBATE DIVISION  
File No. 2025CP001961CPAXWS -  
DIVISION: I/J  
IN RE: ESTATE OF  
JOYCE A. GOULDING,  
Deceased.

The administration of the estate of Joyce A. Goulding, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Probate Division, 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. 732.221, 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 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 15, 2026.

**Personal Representative:**  
**Gayle A. Gifford**

279 W. Lake Road

Palm Harbor, FL 34684

Attorney for Personal Representative:

Nicholas J. Roefarow

E-Mail Addresses:

[Nick@roefarow.com](mailto:Nick@roefarow.com)

[Christina@roefarow.com](mailto:Christina@roefarow.com)

Florida Bar No. 89217

ROEFAROW LAW

1700 N. McMullen Booth Rd., Ste. A-6

Clearwater, FL 33759

Telephone: (727) 796-9191

May 15, 22, 2026

26-01121P

## SECOND INSERTION

**Notice of Application for Tax Deed**  
**2026XX000064DAXXX**

NOTICE IS HEREBY GIVEN, 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 #: 1803570

Year of Issuance: 06/01/2019

Description of Property:

10-26-19-0010-0160S-0130  
TAMPA DOWNS RANCHETTES  
UNREC S1/2 SEC 16 LOT 13 OR  
5923 PG 1

Name(s) in which assessed:

EUJICE G LORGE LIVING  
TRUST DATED OCTOBER 5  
1999  
EUJICE G LORGE LIVING  
TRUST  
EUJICE 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 June 18, 2026 at 10:00 am.

May 04, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

May 15, 22, 29; June 5, 2026

26-01074P

## SECOND 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-0800  
IN RE: ESTATE OF  
SEVIM CAYGOZ  
Deceased.

The administration of the estate of SEVIM CA YGOZ, deceased, whose date of death was February 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal 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 15, 2026.

**Personal Representative:**  
**SEMIA CAYGOZ**

18320 Aylesbury Lane

Land O Lakes, Florida 34638

Attorney for Personal Representative:

Jaleh Lee, Esq.

Attorney for SEMIA CAYGOZ

Florida Bar No. 92966

The Law Office of Jaleh Lee, P.A.

5802 State Road 54

New Port Richey, FL 34652

Telephone: (727) 853-1200

Fax: (727) 376-3146

Email: [jaleh@pascoelderlaw.com](mailto:jaleh@pascoelderlaw.com)

Secondary E-Mail:

[paralegal@pascoelderlaw.com](mailto:paralegal@pascoelderlaw.com)

May 15, 22, 2026

26-01156P

## SECOND INSERTION

**Notice of Application for Tax Deed**  
**2026XX000090DAXXX**

NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS 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 #: 2106387

Year of Issuance: 06/01/2022

Description of Property:

09-25-16-0760-00000-1730  
PINELAND PARK UNREC  
PLAT LOT 173 BEING A POR OF  
TRACT 39 OF PORT RICHEY  
LAND COMPANY PB 1 PG 61

LOT 173 DESC AS COM AT NE  
COR OF TRACT 38 TH N89DG  
51' 58"W ALG NORTH LINE  
OF TRACT 38 743.03 FT TH  
S00DEG 21' 13"W 220.00 FT TO  
POB TH N89DEG51' 58"W 50.00  
FT TH S00DEG21' 13"W 110.00  
FT TH S89DEG51' 58"E 50.00 FT  
TH N00DEG21' 13"E 110.00 FT  
TO POB; LESS & EXC EAST 1.00  
FT THEREOF; NORTH 25.00  
FT SUBJ TO EASEMENT FOR  
RD R/W & UTILITIES SOUTH  
10.00 FT & EAST & WEST 3.00  
FT SUBJECT TO DRAINAGE/  
UTILITY EASEMENT OR 6903  
PG 1114 OR 7253 PG 647

Name(s) in which assessed:

TRUMAN AARON SMITH JR  
MARIANNE FALKENBERG  
MARIANNE HARWOOD

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 June 18, 2026 at 10:00 am.

May 04, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

May 15, 22, 29; June 5, 2026

26-01083P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA,  
PROBATE DIVISION  
File No. 2026-CP-000713  
IN RE: ESTATE OF  
DANIEL DEAN WILLIAMS  
Deceased.

The administration of the estate of DANIEL DEAN WILLIAMS, deceased, whose date of death was February 15, 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 15, 2026.

**Personal Representative:**  
**NANCY LYON**

505 Edward Road

West Melbourne, Florida 32904

Attorney for Personal Representative:

Jeffrey A. Aman, Esquire

Attorney for Personal Representative

Florida Bar Number: 437417

AMAN LAW FIRM

282 Crystal Grove Boulevard

Lutz, Florida 33548

Telephone: (813) 265-0004

Fax: (888) 870-8658

E-Mail: [jeffa@amanlawfirm.com](mailto:jeffa@amanlawfirm.com)

Secondary E-Mail:

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000059TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That PALLUM 401K PLAN, 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 #: 2102065  
Year of Issuance: 06/01/2022  
Description of Property:  
36-26-21-0020-00001-7410  
TOWN OF CRYSTAL SPRINGS  
PB 2 PGS 4-5 LOTS 1741 & 1742  
Name(s) in which assessed:  
MADISON STONE  
WYATT STONE  
RICKY HALL  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000056TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That KULJEET TUTEJA, 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 #: 1811024  
Year of Issuance: 06/01/2019  
Description of Property:  
20-26-16-067C-00001-4480  
COLONIAL HILLS UNIT 19 PB  
13 PGS 147-148 LOT 1448 OR  
6374 PG 1157  
Name(s) in which assessed:  
JUNE NATALE  
RICHARD BIRCH  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000051TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That PALLUM 401K PLAN, 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 #: 2108572  
Year of Issuance: 06/01/2022  
Description of Property:  
19-26-16-006C-00000-6050  
BEACON SQUARE UNIT 6 PB  
8 PG 139 LOT 605 OR 9404 PG  
3111 OR 9429 PG 1089  
Name(s) in which assessed:  
SRINIVASULU KANDUKURU  
RARASREE KANDUKURU  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000050TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That BEAMIF A 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 #: 2102405  
Year of Issuance: 06/01/2022  
Description of Property:  
17-26-20-002A-00D00-8360  
SADDLEBROOK CONDO 3  
CLUSTER 8 PB 21 PG 10 UNIT  
836 BLDG D & COMMON ELEM-  
MENTS  
Name(s) in which assessed:  
RARUPALLI HEMAMALINI  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## --- TAX DEEDS ---

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000053TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That PALLUM 401K PLAN, 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 #: 2108486  
Year of Issuance: 06/01/2022  
Description of Property:  
18-26-16-0140-00000-0280  
LEASEHOLD INTEREST IN:  
PLACE IN THE SUN UNREC  
PLAT LOT 28  
Name(s) in which assessed:  
WANDER SMITH GROUP LLC  
ANDREW C SMITH  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000063DAXXX**  
NOTICE IS HEREBY GIVEN,  
That MIKON FINANCIAL SERVICES 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 #: 2104977  
Year of Issuance: 06/01/2022  
Description of Property:  
17-25-17-0030-02000-0620  
MOON LAKE NO 3 MB 4 PGS  
75-76 LOTS 62-66 BLK 20 RB  
870 PG 365  
Name(s) in which assessed:  
FRANK J NERI JR  
LINDA L NERI  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000057TDAXXX**  
NOTICE IS HEREBY GIVEN,  
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 #: 1803545  
Year of Issuance: 06/01/2019  
Description of Property:  
10-26-19-0010-016N-0020  
TAMPA DOWNS RANCHETTS  
UNREC N1/2 SEC 16 LOT 2  
DESC AS WEST 65.00 FT OF  
EAST 210.00 FT OF S1/2 OF N1/2  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000070DAXXX**  
NOTICE IS HEREBY GIVEN,  
That BUFFALO BILL 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 #: 1706250  
Year of Issuance: 06/01/2018  
Description of Property:  
21-25-17-0120-20700-0300  
MOON LAKE NO 12 PB 5 PGS  
151 TO 153 LOTS 30 & 31 BLK  
207 OR 1363 PG 415  
Name(s) in which assessed:  
CAROLYN K DILLMAN  
ESTATE OF CAROLYN K NAU  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000066DAXXX**  
NOTICE IS HEREBY GIVEN,  
That BUFFALO BILL 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 #: 1709447  
Year of Issuance: 06/01/2018  
Description of Property:  
32-25-16-0500-00000-0300  
TIMBER WOODS SUB PB 15 PG  
8 LOT 30 OR 8225 PG 483  
Name(s) in which assessed:  
DENTON II LLC INC  
JONATHAN R POLITANO REG-  
ISTERED 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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000088DAXXX**  
NOTICE IS HEREBY GIVEN,  
That MARK H FINK, 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 #: 2104581  
Year of Issuance: 06/01/2022  
Description of Property:  
09-25-17-0020-00500-0070  
MOON LAKE NO 2 PB 4 PG 74  
LOTS 7 & 8 BLOCK 5 OR 9392  
PG 1979  
Name(s) in which assessed:  
SAMA ATHENA FARAH  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## --- ACTIONS / SALES ---

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO. 2025CA002977CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JONATHAN PRICE; UNKNOWN SPOUSE OF JONATHAN PRICE ; SARAH A. R. WEIDEMEYER; UNKNOWN SPOUSE OF SARAH A. R. WEIDEMEYER; COASTAL COMMUNITY BANK; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS**  
Defendant(s).  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on April 13, 2026 in the Circuit Court of the Sixth Judicial Cir-

cuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on JUNE 4, 2026 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) the following described property situated in Pasco County, Florida:  
LOT 36, VERANDAHS, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGES 64 THROUGH 115, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 12148 Luftburrow Lane, Hudson, FL 34669  
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.  
Dated: May 5, 2026  
/s/ Gina Vargas  
Gina Vargas, Esq.  
Florida Bar No. 84149  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: (954) 640-0294 x 3163  
Email: [gvargas@mtglaw.com](mailto:gvargas@mtglaw.com)  
E-Service: [servicefl@mtglaw.com](mailto:servicefl@mtglaw.com)  
25-000767-01  
May 15, 22, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000067DAXXX**  
NOTICE IS HEREBY GIVEN,  
That BUFFALO BILL 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 #: 1705921  
Year of Issuance: 06/01/2018  
Description of Property:  
15-25-17-0100-18000-0070  
BLK 180 MOON LAKE NO 10  
MB 5 PGS 128 TO 131 LOTS 7, 8  
Name(s) in which assessed:  
HELEN B BEAVER  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000068DAXXX**  
NOTICE IS HEREBY GIVEN,  
That BUFFALO BILL 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 #: 1705865  
Year of Issuance: 06/01/2018  
Description of Property:  
15-25-17-0060-07800-0450  
MOON LAKE ESTATES UNIT  
6 PB 4 PGS 90-91 LOTS 45 46  
BLOCK 78 OR 9148 PG 1896  
Name(s) in which assessed:  
DAVID PASSOS  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000087DAXXX**  
NOTICE IS HEREBY GIVEN,  
That SHEILA PRIESTLEY, 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 #: 1805799  
Year of Issuance: 06/01/2019  
Description of Property:  
10-25-17-0050-06300-0090  
MOON LAKE ESTATES UNIT  
5 PB 4 PGS 84-85 LOTS 9 & 10  
BLOCK 63 OR 9113 PG 2969  
Name(s) in which assessed:  
DANIEL MARTIN DECKER  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000069DAXXX**  
NOTICE IS HEREBY GIVEN,  
That BUFFALO BILL 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 #: 1706125  
Year of Issuance: 06/01/2018  
Description of Property:  
16-25-17-0100-16200-0090  
BLK 162 MOON LAKE NO 10 MB  
5 PGS 128 TO 131 LOTS 9, 10 OR  
4830 PG 1730  
Name(s) in which assessed:  
SHIRLEY J ACLY  
CHRISTOPHER D ACLY  
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 June 18, 2026 at 10:00 am.  
May 04, 2026  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
May 15, 22, 29; June 5, 2026

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2026CA000919CAAXES MCFIRST BANK Plaintiff, v. BAARON D WALDROUPE A/K/A BAARON WALDROUPE, ET AL. Defendants.**  
TO: BAARON D WALDROUPE A/K/A BAARON WALDROUPE  
Current residence unknown, but whose last known address was: 3646 TUCKERTON DR, LAND O LAKES, FL 34638-8176  
AND  
KIMBERLY G. WALDROUPE A/K/A KIMBERLY WALDROUPE  
Current residence unknown, but whose

## SECOND INSERTION

last known address was: 3646 TUCKERTON DR, LAND O LAKES, FL 34638-8176  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida, to-wit  
LOT 19, BLOCK C, CONCORD STATION PHASE 2 UNITS A & B - SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 125, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North,

Suite 200, St. Petersburg, FL 33716, on or before June 15th, 2026, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice)

in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
WITNESS my hand and seal of the Court on this 12th day of May, 2026.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
/s/ Haley Joyner  
Deputy Clerk  
26-CA-919-ES  
(SEAL)  
1000011605  
May 15, 22, 2026

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
CASE NO.: 2025CA001266  
**LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. JACOB MANNING; CLAUDIA EDITH MEJIA QUINONEZ; LAKESIDE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A EDWIN VALENTINE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS**  
Defendant(s).  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 31, 2026 in Civil Case No. 2025CA001266, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JACOB MANNING; CLAUDIA EDITH MEJIA QUINONEZ; LAKESIDE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A EDWIN VALENTINE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.  
The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at [www.pasco](http://www.pasco).

realforeclose.com on July 28, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOT 427, LAKESIDE PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 139-144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 6th day of May, 2026.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd., Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: /s/ Kyle King, Esq.  
FBN: 990248  
Primary E-Mail: [ServiceMail@aldridgepite.com](mailto:ServiceMail@aldridgepite.com)  
1091-2909B  
May 15, 22, 2026

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO. 2025CA003594CAAXWS  
SELENE FINANCE LP.

**Plaintiff, v.**  
**TRACY A PIGNATARO;**  
**UNKNOWN SPOUSE OF TRACY**  
**A PIGNATARO; UNKNOWN**  
**TENANT 1; UNKNOWN TENANT**  
**2; U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, AS TRUSTEE FOR**  
**CVF III MORTGAGE LOAN TRUST**  
**II; LITTLE CREEK TOWNHOMES**  
**HOMEOWNERS ASSOCIATION,**  
**INC.; UNITED STATES OF**  
**AMERICA, DEPARTMENT**  
**OF HOUSING AND URBAN**  
**DEVELOPMENT**

**Defendants.**  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 24, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 3, LITTLE CREEK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 8311 SHALLOW CREEK CT # C, NEW PORT RICHEY, FL 34653-7020  
at public sale, to the highest and best

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

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

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

Dated at St. Petersburg, Florida this 11 day of May, 2026.

eXL Legal, PLLC  
Designated Email Address:  
efiling@exlegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Peter E. Lanning  
Peter E. Lanning  
FL Bar: 562221  
1000011016  
May 15, 22, 2026 26-01124P

## SECOND INSERTION

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

**Case No. 26-CC-1773**  
**XQ13, LLC, a Florida limited**  
**liability company,**  
**Plaintiff, v.**  
**FLORIDA NO. 10921 LAND TRUST,**  
**By: APEX LAND HOLDINGS, LLC,**  
**as Trustee,**  
**Defendant.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 17, 2026 in Case No. 26-CC-1773 in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein XQ13, LLC, a Florida limited liability company is the Plaintiff and Florida No. 10921 Land Trust, By: Apex Land Holdings, LLC is the Defendant. The Clerk of the Court will sell to the highest bidder for cash at www.pasco.realforeclose.com on May 26, 2026 at 11:00 a.m. the following described real property:

Lot 493 HOLIDAY HILL ESTATES UNIT FOUR, according to the map or plat thereof as recorded in Plat Book 11, Page 55, of the Public Records of Pasco County, Florida  
More commonly known as: 10921 Queens Road, Port Richey, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 5th day of May, 2026  
/s/ Adam J. Knight  
Adam J. Knight, Esq.  
Knight Firm LLC  
503 E. Jackson St.  
Suite 235  
Tampa, FL 33602  
Telephone: 813.358.1144  
aknight@knightfirm.com  
Fla. Bar. No. 69400  
Attorney for Plaintiff  
May 15, 22, 2026 26-01118P

## SECOND INSERTION

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

**CIVIL DIVISION:**  
**CASE NO.:**  
**2025CA003893CAAXWS**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**ALCIDES P RAMOS; AQUA**  
**FINANCE, INC.; KATIE A. RAMOS;**  
**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 07 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 70, KNOLLWOOD VILLAGE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 115, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
PROPERTY ADDRESS: 4917 LAKE RIDGE LANE, HOLIDAY, FL 34690

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 11 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  
25-05168  
May 15, 22, 2026 26-01123P

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

**CIVIL DIVISION**  
**Case No.: 2025-002838-CA**  
**DKC LENDING, LLC, a Florida**  
**limited liability company,**  
**Plaintiff, v.**  
**CHARTER RS LLC, a Florida**  
**limited liability company; CARA**  
**RAYMOND, an individual;**  
**PASCO COUNTY, a political**  
**subdivision of the State of Florida;**  
**and UNKNOWN TENANT IN**  
**POSSESSION,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (Count I) dated May 1, 2026, entered in Case No.: 2025-002838-CA of the Circuit Court in and for Pasco County, Florida, wherein CHARTER RS, LLC, Florida limited liability company, is the Defendant, will sell to the highest and best bidder for cash, on June 23, 2026 at 11:00

a.m., at the Clerk of the Circuit Court, online at www.pasco.realforeclose.com, the following described real property as set forth in the Final Judgment of Foreclosure: Legal:

Lot 119 of the unrecorded Plat of PINELAND PARK, otherwise known and described as follows: A portion of Tract 39 of the PORT RICHEY LAND COMPANY SUBDIVISION of Section 9, Township 25 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, being further described as follows: Commence at the Southeast corner of Tract 38, of said PORT RICHEY LAND COMPANY SUBDIVISION of said Section 9, thence run along the South line of said Tracts 38 and 39, South 89° 59' 08" West, a distance of 693.03 feet; thence North 00° 21' 13" East a distance of 222.77 feet for a Point of Beginning thence North 89° 51' 58" West, a distance of 50 feet; thence North 00° 21' 13"

East, a distance of 110 feet; thence South 89° 51' 58" East, a distance of 50 feet, thence South 00° 21' 13" West, a distance of 110 feet to the Point of Beginning.

Together with 1971 HILCR Mobile Home I.D. No. HF4981E located thereon.  
Property Address: 6510 Eleanor Drive, Port Richey, FL 34668.

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

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 12th day of May 2026.  
/s/Torrey C. Taylor  
Torrey C. Taylor  
Florida Bar No.: 100053  
May 15, 22, 2026 26-01161P

## 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. 2016CA000761CAAXWS**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff, vs.**  
**MICHAEL BORKAN, et al.**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2016CA000761CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC is the Plaintiff and MICHAEL BORKAN; VEMA KAYE MCKENNA A/K/A VEMA MCKENNA; UNKNOWN TENANT(S); SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION INC; FLORIDA HOUSING FINANCE CORPORATION 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 June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 54, SOUTHERN OAKS, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 66-73 OF THE PUBLIC RECORDS OF PASCO, FLORIDA.  
Property Address: 5243 SAGA-MORE COURT, 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 in accordance with Florida Statutes, Section 45.031.

**IMPORTANT**  
**AMERICANS WITH DISABILITIES**  
**ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 11 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: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
20-062753 - MaS  
May 15, 22, 2026 26-01164P

## SECOND INSERTION

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

**CASE NO.:**  
**2025CA003199CAAXES**  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**Plaintiff, vs.**  
**BRENT M. EFFNER; BRANDI S.**  
**EFFNER; SILVER OAKS VILLAGE**  
**OWNER'S ASSOCIATION,**  
**INC.; UNKNOWN TENANT #1;**  
**UNKNOWN TENANT #2,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated May 01, 2026 entered in Civil Case No. 2025CA003199CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and BRENT M. EFFNER, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLES, ESQ., shall sell to the highest and best bidder for cash at PASCO County's On-Line Public Auction website: https://pasco.realforeclose.com, at 11:00 AM on June 17, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

LOT 20, SILVER OAKS VILLAGE - PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.  
Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISS  
WEISMAN & GORDON, LLP  
One East Broward Boulevard, Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-102606-F00  
May 15, 22, 2026 26-01117P

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**  
**2025CA004151CAAXWS**

**PLANET HOME LENDING, LLC,**  
**Plaintiff, vs.**  
**EMAD TADROUS, et al.**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2026, and entered in 2025CA004151CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and EMAD TADROUS 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 June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK B, GULF SIDE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 63 THROUGH 63A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 7908 BUTLER AVE, 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 in accordance with Florida Statutes, Section 45.031.

## SECOND INSERTION

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

**CASE NO.:**  
**51-2025-CA-001694-CAAX-WS**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**

**DANIEL RODRIGUEZ; BEACON**  
**WOODS EAST HOMEOWNERS'**  
**ASSN., INC.; BEACON WOODS**  
**EAST MASTER ASSOCIATION,**  
**INC.; THE ESTATES AND**  
**RESERVE OF BEACON**  
**WOODS PROPERTY OWNERS**  
**ASSOCIATION, INC.; ANGELICA**  
**RODRIGUEZ; 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 08 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 79, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
PROPERTY ADDRESS: 8539 CORAL CREEK LOOP, 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

**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 11 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: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
25-340666 - MaS  
May 15, 22, 2026 26-01163P

## SECOND INSERTION

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 07 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  
25-00738 - Bidder Number: 9180  
May 15, 22, 2026 26-01115P

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE NO.:**  
**2026CA000312CAAXWS**  
**PINGORA LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**JORDAN PLEDGER, et al.**  
**Defendants.**  
To: JORDAN PLEDGER  
9906 RAINBOW LANE  
PORT RICHEY, FL 34668  
NOTICE OF ACTION  
LAST KNOWN ADDRESS: STATED;  
CURRENT ADDRESS: UNKNOWN  
To: UNKNOWN SPOUSE OF  
JORDAN PLEDGER  
9906 RAINBOW LANE  
PORT RICHEY, FL 34668  
LAST KNOWN ADDRESS: STATED;  
CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED  
that an action to foreclose Mortgage  
covering the following real and personal  
property described as follows, to-wit:  
LOT 1397, REGENCY PARK,  
UNIT 9, AS PER PLAT THERE-  
OF, RECORDED IN PLAT  
BOOK 15, PAGE 11 AND 12, OF  
THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.  
has been filed against you and you are  
required to file a copy of your written  
defenses, if any, to it on Paris A. Roach,  
Esq., Deluca Law Group, PLLC, 2101  
NE 26th Street, Fort Lauderdale, FL  
33305 and file the original with the

Clerk of the above-styled Court on or  
before JUNE 15, 2026, 30 days from  
the first publication, otherwise a Judg-  
ment 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 pro-  
vision of certain assistance. Within two  
(2) working days of your receipt of this  
(describe notice/order) please contact  
the Public Information Dept., Pasco  
County Government Center, 7530 Little  
Rd., New Port Richey, FL 34654; (727)  
847-8110 (V) in New Port Richey; (352)  
521-4274, ext. 8110 (V) in Dade City;  
via 1-800-955-8771 if you are hearing  
impaired. The court does not provide  
transportation and cannot accommo-  
date for this service. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-  
tion regarding disabled transportation  
services.

WITNESS my hand and seal of said  
Court on the 7 day of MAY, 2025.

Nikki Alvarez-Sowles, Esq.  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: Shawn Craig  
Deputy Clerk

DELUCA LAW GROUP PLLC  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
service@delucalawgroup.com  
25-07009  
May 15, 22, 2026 26-01116P

## SECOND INSERTION

**SECOND 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 foreclose a mortgage on the follow-  
ing 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 MANU-  
FACTURED HOME, BEAR-  
ING 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 dem-  
anded in the complaint or petition.  
Due on or before June 15, 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. Within two  
(2) working days of your receipt of  
this document please contact the Pub-  
lic Information Dept., Pasco County  
Government Center, 7530 Little Rd.,  
New Port Richey, FL 34654; (727) 847-  
8110 (V) in New Port Richey; (352)  
521-4274, ext. 8110 (V) in Dade City;  
via 1-800-955-8771 if you are hearing  
impaired. The court does not provide  
transportation and cannot accommo-  
date for this service. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-  
tion regarding disabled transportation  
services.

DATED: May 6, 2026  
NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of Court  
(SEAL) By: Shakira Ramirez Pagan  
As Deputy Clerk  
May 15, 22, 2026 26-01114P

## SECOND INSERTION

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

**CASE NO. 2026CA000638CAAXES**  
**MIDFIRST BANK,**  
**Plaintiff, vs.**  
**ROAN K ATELONIE, JR, et al.,**  
**Defendant.**  
To: ROAN K ATELONIE, JR  
11911 CIRCLE B RD,  
DADE CITY, FL 33525  
UNKNOWN SPOUSE OF ROAN K  
ATELONIE, JR  
11911 CIRCLE B RD,  
DADE CITY, FL 33525  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage cover-  
ing the following real and personal  
property described as follows, to-wit:  
THE NORTH 1/2 OF THE  
SOUTH 1/2 OF LOT 7, BLOCK 4,  
W.S. GILLAM'S SUBDIVISION  
KNOWN AS LAKE PASADENA  
LAND COMPANY, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 1, PAGE 57, 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 15th,  
2026 or 30 days from the first publi-

cation, otherwise a Judgment may be  
entered against you for the relief de-  
manded in the Complaint.

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

WITNESS my hand and seal of said  
Court on the 12th day of May, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT  
OF PASCO COUNTY  
As Clerk of the Court  
(SEAL) BY: Haley Joyner  
Deputy Clerk  
2026-CA-638-ES

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  
26-19900FL  
May 15, 22, 2026 26-01146P

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

**Case No. 25-CC-5024**  
**THOUSAND OAKS EAST PHASE 5**  
**HOMEOWNERS ASSOCIATION,**  
**INC**  
**Plaintiff, vs.**  
**HUSAM AL TAMEEMI,**  
**and AYAT AL OGAILI**  
**Defendants.**  
Notice is hereby given that pursuant to  
Paragraph 5 of the Final Judgment of  
Foreclosure entered in the case pend-  
ing in the County Court of the Sixth Ju-  
dicial Circuit in and for Pasco County,  
Florida, Case No. 25-CC-5024 the Clerk  
of the Court, Pasco County, shall sell

the property situated in said county,  
described as:

Lot 7, Block 3, THOUSAND  
OAKS EAST PHASE V PARTIAL  
REPLAT, a subdivision according to  
the plat thereof recorded in Plat  
Book 67, Pages 1, 2, 3 and 4, of the  
Public Records of Pasco County,  
Florida.  
PARCEL ID NO.:  
36-26-16-0090-00300-0070  
("Property")  
Property Address: 9850 Trumpet  
Vine Loop, Trinity, Florida 34655  
at public sale, to the highest and best  
bidder for cash at 11:00 a.m. on June 15,  
2026. The sale shall be conducted on-  
line at <http://www.pasco.realforeclose.com>. Any person claiming an interest  
in the surplus proceeds from the sale, if

## SECOND INSERTION

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

**CASE NO.:**  
**2026CA001228CAAXWS**  
**GITSIT SOLUTIONS, LLC, NOT IN**  
**ITS INDIVIDUAL CAPACITY BUT**  
**SOLELY IN ITS CAPACITY**  
**AS SEPARATE TRUSTEE OF**  
**GV TRUST 2026-1,**  
**Plaintiff, vs.**  
**THE UNKNOWN SPOUSE, HEIRS,**  
**DEWISEES, BENEFICIARIES,**  
**GRANTEES, ASSIGNEES, LIEN**  
**ORS, CREDITORS, TRUSTEES**  
**AND ALL OTHER PARTIES**  
**CLAIMING AN INTEREST BY,**  
**THROUGH, UNDER OR AGAINST**  
**THE ESTATE OF BETTY W. WADE,**  
**DECEASED, et al.,**  
**Defendant(s).**

TO: THE UNKNOWN SPOUSE,  
HEIRS, DEWISEES, BENEFICIA-  
RIES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES  
AND ALL OTHER PARTIES CLAIM-  
ING AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE ESTATE  
OF BETTY W. WADE, DECEASED  
Whose last known residence(s) is/are  
16916 Olivaud St., Hudson, FL 34667.

YOU ARE HEREBY required to file  
your answer or written defenses, if any,  
in the above proceeding with the Clerk  
of this Court, and to serve a copy there-  
of upon Plaintiff's attorney, Damian G.  
Waldman, Esq., Law Offices of Damian  
G. Waldman, P.A., PO Box 5162, Largo,  
FL 33779, telephone (727) 538-4160,  
facsimile (727) 240-4972, or email to  
service@dwardmanlaw.com, within  
thirty (30) days of the first publication  
of this Notice or by June 15th, 2026, the  
nature of this proceeding being a suit  
for foreclosure of mortgage against the  
following described property, to wit:

LOT 5, LAKE MARINETTE MO-  
BILE HOME PARK, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 18, PAGES 30 AND

31, PUBLIC RECORDS OF PAS-  
CO COUNTY, FLORIDA.  
A/K/A 16916 OLIVAUD ST.,  
HUDSON, FL 34667

If you fail to file your response or an-  
swer, if any, in the above proceeding  
with the Clerk of this Court, and to  
serve a copy thereof upon the Plaintiff's  
attorney, Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A., PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160, facsimile  
(727) 240-4972, or email to service@  
dwardmanlaw.com, within thirty (30)  
days of the first publication of this No-  
tice, a default will be entered against  
you for the relief demanded in the  
Complaint or petition.

If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Within two (2) working days of your  
receipt of this document please con-  
tact the Public Information Dept.,  
Pasco County Government Center,  
7530 Little Rd., New Port Richey, FL  
34654; (727) 847-8110 (V) in New Port  
Richey; (352) 521-4274, ext. 8110 (V) in  
Dade City; 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 transporta-  
tion to court should contact their local  
public transportation providers for infor-  
mation regarding transportation  
services.

DATED at Pasco County this 13th  
day of May, 2026.

Clerk of the Circuit Court  
SEAL  
By /s/Haley Joyner  
Deputy Clerk

Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A.,  
PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160,  
facsimile (727) 240-4972, email  
service@dwardmanlaw.com,  
May 15, 22, 2026 26-01165P

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE  
SALE**

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

**CASE NO. 2025CA001122CAAXWS**  
**DATA MORTGAGE INC., DBA**  
**ESSEX MORTGAGE,**  
**Plaintiff, vs.**  
**BRITTANY WILSON; NICHOLAS**  
**FOSKEY; UNKNOWN PERSON(S)**  
**IN POSSESSION OF THE**  
**SUBJECT PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant  
to an Order Rescheduling Foreclosure  
Sale filed April 10, 2026 and entered  
in Case No. 2025CA001122CAAXWS,  
of the Circuit Court of the 6th Judicial  
Circuit in and for PASCO County,  
Florida, wherein DATA MORTGAGE  
INC., DBA ESSEX MORTGAGE is  
Plaintiff and BRITTANY WILSON;  
NICHOLAS FOSKEY; UNKNOWN  
PERSON(S) IN POSSESSION OF THE  
SUBJECT PROPERTY; are defendants.  
NIKKI ALVAREZ-SOWLES, ESQ.,  
the Clerk of the Circuit Court, will sell  
to the highest and best bidder for cash  
BY ELECTRONIC SALE AT: WWW.  
PASCO.REALFORECLOSE.COM,  
at 11:00 A.M., on June 9, 2026, the  
following described property as set  
forth in said Final Judgment, to wit:

LOT 36 BLOCK 2, LAKE GENEVA  
HOMESITES, ACCORDING  
TO MAP OR PLAT THEREOF  
AS RECORDED IN PLAT BOOK  
6, PAGE 31, OF THE PUBLIC  
RECORDS OF PASCO COUNTY,  
FLORIDA; BLOCK 2, IS A RE-  
SUBDIVISION OF BLOCKS  
1, 2, AND 5 LAKE GENEVA  
HOMESITES AS ORIGINALLY  
RECORDED IN PLAT BOOK

5, PAGE 136, OF THE PUBLIC  
RECORDS OF PASCO COUNTY  
FLORIDA  
TOGETHER WITH 2024 LIOH  
MOBILE HOME, TITLE NUM-  
BERS 154927455 & 154927546;  
IDENTIFICATION NUMBERS  
LOHGA20039202A & LOH-  
GA20039202B

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.

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."

Dated this 12th day of May 2026.  
/s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870  
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.: 25-00175 CMS  
May 15, 22, 2026 26-01159P

## SECOND INSERTION

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 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

Dated this 12th 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@rpplg.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  
10308-091  
May 15, 22, 2026 26-01162P

## SECOND INSERTION

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

**CASE NO.**  
**2025CA003929CAAXES**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**MICHELE LIMA A/K/A MICHELLE**  
**LIMA A/K/A MICHELE VINCENTE**  
**SANTOS, et al.,**  
**Defendant.**

To the following Defendant(s):  
Michele Lima a/k/a Michelle Lima  
a/k/a Michele Vincent Santos 30547  
Palmerston Pl., Wesley Chapel, FL  
33545  
Unknown Spouse of Michele Lima  
a/k/a Michelle Lima a/k/a Michele Vin-  
cent Santos 30547 Palmerston Pl., Wes-  
ley Chapel, FL 33545

YOU ARE HEREBY NOTIFIED that  
an action for Foreclosure of Mortgage  
on the following described property:  
LOT 66, BLOCK 5, PALM COVE  
PHASE 2, ACCORDING TO THE  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 54,  
PAGE 111, 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, 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 15th, 2026 or 30 days from  
the first publication, otherwise a Judg-  
ment 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 pro-  
vision of certain assistance. Please contact  
the Public Information Dept., Pasco  
County Government Center, 7530 Little  
Rd., New Port Richey, FL 34654; (727)  
847-8110 (V) in New Port Richey; (352)  
521-4274, ext. 8110 (V) in Dade City, at  
least 7 days before your scheduled court  
appearance, or immediately upon re-  
ceiving this notification if the time be-  
fore the scheduled appearance is less  
than 7 days; if you are hearing impaired  
call 711. The court does not provide  
transportation and cannot accommo-  
date for this service. Persons with dis-  
abilities needing transportation to court  
should contact their local public trans-  
portation providers for information re-  
garding transportation services.

WITNESS my hand and seal of this  
Court this 12th day of May, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT OF  
PASCO COUNTY  
As Clerk of the Court  
(SEAL) BY: Haley Joyner  
Deputy Clerk  
25-CA-3929-ES

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email:  
AccountsPayables@mccalla.com  
24-09350FL  
May 15, 22, 2026 26-01160P

## SECOND INSERTION

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

**CIVIL DIVISION**  
**CASE NO.:**  
**2025CA002236CAAXWS**  
**FREEDOM MORTGAGE**  
**CORPORATION,**  
**Plaintiff, vs.**  
**DANIEL DEORAZIO; BARBARA**  
**TORRES A/K/A BARBARA**  
**DEORAZIO; UNITED STATES OF**  
**AMERICA ON BEHALF OF**  
**THE SECRETARY OF THE U.S.**  
**DEPARTMENT OF HOUSING AND**  
**URBAN DEVELOPMENT; KEY**  
**VISTA MASTER HOMEOWNERS**  
**ASSOCIATION, INC.; KEY VISTA**  
**VILLAS HOMEOWNERS**  
**ASSOCIATION, INC.; KEY**  
**VISTA SINGLE FAMILY**  
**HOMEOWNERS ASSOCIATION,**  
**INC.,**  
**Defendants.**

NOTICE OF SALE IS HEREBY GIV-  
EN pursuant to the Final Judgment of  
Foreclosure entered on April 30, 2026  
in Case No. 2025CA002236CAAX-  
WS of the Circuit Court of the Sixth  
Judicial Circuit, in and for Pasco  
County, Florida, wherein FREEDOM  
MORTGAGE CORPORATION is  
Plaintiff and DANIEL DEORAZIO;  
BARBARA TORRES A/K/A BARBA-  
RA DEORAZIO; UNITED STATES OF  
THE SECRETARY OF THE U.S.  
DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT; KEY  
VISTA MASTER HOMEOWNERS  
ASSOCIATION, INC.; KEY VISTA  
SINGLE FAMILY HOMEOWNERS  
ASSOCIATION, INC.; KEY VISTA  
VILLAS HOMEOWNERS ASSO-  
CIATION, INC.; and KEY VISTA  
SINGLE FAMILY HOMEOWNERS  
ASSOCIATION, INC., are Defen-  
dants, the Office of Nikki Alvarez-  
Sowles, Esq., Pasco County Clerk  
of the Court, will sell to the highest  
and best bidder for cash online at  
[www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), begin-  
ning at 11:00 a.m. on the 11th day of

June, 2026, in accordance with Sec-  
tion 45.031(10), Florida Statutes, the  
following described property as set  
forth in said Final Judgment, to wit:

LOT 488, KEY VISTA PHASE  
3, PARCELS 12, 14 AND 16, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF AS RECORD-  
ED IN PLAT BOOK 43, PAGE  
82, PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA  
Also known as: 2434 Big Pine  
Drive, Holiday, FL 34691

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

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 infor-  
mation regarding transportation  
services.

Dated this 11th day of May, 2026.  
Sokolof Remtulla, LLP  
By: /s/ Matthew Shapanks  
Matthew Shapanks, Esq.  
Bar No: 52874  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302,  
Boca Raton, FL 33431,  
E-mail: pleadings@sokrem.com,  
Counsel for Plaintiff  
May 15, 22, 2026 26-01125P

## --- ACTIONS ---

## THIRD 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,  
Devises, 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 Com-  
plaint 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 de-  
fenses with the clerk of this court either  
before service or immediately thereaf-  
ter. Failure to serve and file written de-  
fenses as required may result in a judg-  
ment 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

## THIRD 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,  
Devises, 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 Com-  
plaint 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 de-  
fenses with the clerk of this court either  
before service or immediately thereaf-  
ter. Failure to serve and file written de-  
fenses as required may result in a judg-  
ment 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

## FOURTH INSERTION

## Amended

## NOTICE OF ACTION

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

CIVIL DIVISION

Case No.:

2026CA000629CAAXES  
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; JPMORGAN 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; LYNDY 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,  
devises, 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,  
devises, 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, un-  
der or against ALDEN COFFEY; DR.  
J.F. MCVEIGH, if alive, and if dead,  
his unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against DR. J.F.  
MCVEIGH; SINGIN' HILLS 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, creditors,  
trustees or other persons claiming by,  
through, under or against RICHARD  
COFFEY, SR. and wife, GLYNDA  
COFFEY; ALDEN COFFEY III and  
SHERRY COFFEY, if alive, and if dead,  
their unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against ALDEN  
COFFEY III and SHERRY COFFEY;  
and LYNDY 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 LYNDY  
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 LYNDY YOUNG; and  
all unknown persons, if alive, and if  
dead, or not known to be dead or alive,  
their respective unknown spouses, heirs,  
devises, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
LYNDY YOUNG; 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-  
LEYCHAPEL 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 Administra-  
tor, 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

## FOURTH 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  
TIERNEY A/K/A JANET OLIVER  
EILEEN DAWN ABISOGNIO A/K/A  
EILEEN BRAGIN THE UNKNOWN  
HEIRS, BENEFICIARIES,  
DEWISEES, 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 or-  
der dated the 20th date of April, 2026,  
entered in the above-captioned case,  
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 de-  
scribed 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 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  
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 Admin-  
istrator, 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 ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

Dated 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

## FOURTH INSERTION

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

CIVIL DIVISION

Case No.: 2025CA003597CAAXES  
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; JPMORGAN 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; LYNDY  
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,  
devises, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under  
or against the above Defendants,  
Defendants.

TO: Defendants, A.E. BURGIN, if

alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against A.E. BURGIN; ROY H. LAIRD,  
if alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against ROY H. LAIRD; ALDEN COF-  
FEY, if alive, and if dead, his unknown  
spouses, heirs, devisees, grantees, as-  
signees, lienors, creditors, trustees or  
other persons claiming by, through, un-  
der 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 ALDEN  
COFFEY III; and LYNDY YOUNG, if  
alive, and if dead, her unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against LYNDY YOUNG; and all  
unknown persons, if alive, and if dead,  
or not known to be dead or alive, their  
respective unknown spouses, heirs,  
devises, 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 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, PERPETUALLANEW-  
ESLEYCHAPEL 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 North  
1050.00 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

## SECOND INSERTION

NOTICE OF PUBLICATION  
IN THE SUPERIOR COURT OF  
GILMER COUNTY  
STATE OF GEORGIA  
CIVIL ACTION FILE NO.  
SUCV2026000144

Talking Rock Creek Resort  
Association, Inc.,  
Petitioner, vs.  
Linda Toft n/k/a Linda Kitchner,  
Eric Toft, and all other persons  
having an interest in all that tract or  
parcel of land lying in Land Lot 99,  
24th District, 2nd Section, Gilmer  
County, Georgia being Lot 1853,  
Talking Rock Creek Subdivision  
Unit 46, Plat Book 19, Page 98,  
Gilmer County, Georgia records,  
being Tax Parcel 3012C 066,

## Respondents.

By Order for Service by Publication  
dated the 4th day of May, 2026, Re-  
spondent Linda Toft n/k/a Linda Kitch-  
ner is hereby notified that on March 16,  
2026, Talking Rock Creek Resort Asso-  
ciation, Inc. filed suit against you. You  
are required to file with the Clerk of the  
Superior Court of Gilmer County and  
serve upon the Petitioner an answer  
in writing within sixty (60) days of the  
date of the Order for Publication.

WITNESS, the Honorable Mary E.  
Priest, Judge of Gilmer County  
Superior Court.  
Amy Johnson, Clerk of Gilmer County  
Superior Court.  
May 15, 22, 29; June 5, 2026

26-01122P

## THIRD 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

## Q&amp;A

## Do I need to register my business' name?

Yes. The "fictitious name" or "dba"  
you register must be advertised at  
least once in a newspaper that is  
located within the county where  
your principal place of business  
is located prior to conducting  
business in the state of Florida.

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

To publish your legal notice call:  
941-906-9386