

PASCO COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 173.40 acres known as The Glades at Two Rivers Preserve.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action.

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

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on June 10, 2026, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

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

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.

FIRST INSERTION

NOTICE

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

ORDINANCE 1518-26

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTIONS, 30.035, 30.132, 30.162, 30.172, AND 30.180, OF THE CODE OF ORDINANCES TO ALIGN BOARD AND COMMISSION TERMS WITH CITY COUNCIL AND MAYORAL TERMS; INCREASING TERMS OF OFFICE FROM THREE (3) YEARS TO FOUR (4) YEARS FOR THE MUNICIPAL AIRPORT AUTHORITY, PLANNING COMMISSION, PARKS AND RECREATION ADVISORY BOARD, LIBRARY ADVISORY BOARD AND THE HISTORIC PRESERVATION BOARD TO ALIGN THE BOARD AND COMMISSION WITH THE CITY COUNCIL AND MAYORAL TERMS; PROVIDING FOR STAGGERED TERMS, TRANSITION, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The public hearing will be held on June 08, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays.

\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

286.0105
May 29, 2026 26-01244P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000003TDAXXX

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

Name(s) in which assessed: JOHN RALPH HURD
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 18, 2026 at 10:00 am.

FIRST INSERTION

NOTICE

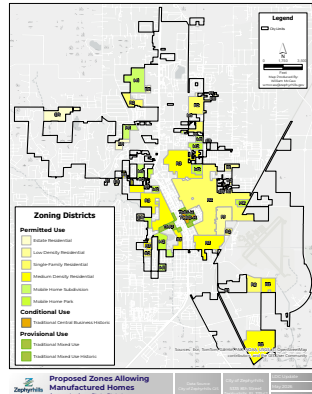
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE 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 11.03.04 FINAL RECORD PLAT REQUIRED; SECTION 11.03.04.03 APPROVAL PROCEDURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The public hearing will be held on June 08, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays.

\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



May 29, 2026 26-01245P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Lakeshore Ranch Community Development District

The Board of Supervisors (the "Board") of the Lakeshore Ranch Community Development District (the "District") will hold a public hearing and a meeting Tuesday, July 14, 2026, at 6:00 p.m. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

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

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

Jason Greenwood
District Manager
May 29; June 5, 2026 26-01251P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on June 9, 2026, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8.

May 29, 2026 26-01252P

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 Moonstone Genealogy located at 12299 Grizzly Lane in the City of New Port Richey, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Starkey Nails located at 2154 Duck Slough BLVD in the City of Trinity, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 2025DP000093DPAXWS

In the Interest of: A.C.S. DOB: 7/28/2025, MINOR CHILD
TO: Christopher Young, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.C.S. born on 7/28/2025. You are hereby commanded to appear on August 4, 2026 at 2:00 PM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING.

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

THIS NOTICE.

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

WITNESS, my hand and the seal of this Court on 27th day of May, 2026.

Office Of
Nikki Alvarez-Sowles, Esq.
CLERK AND COMPTROLLER (SEAL)
By: Karen S. Papadopoulos
Deputy Clerk
/s/ Jennifer Smith, Esq.
Assistant State Attorney
FL Bar No: 0085418
May 29; June 5, 12, 19, 2026
26-01276P

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Blackwell Community Development District ("District") will hold a Regular Meeting on June 11, 2026 at 1:00 p.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544 for the purpose of considering any business that may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0888 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 29, 2026 26-01277P

FIRST INSERTION

Linda Faye
P.O. Box 947
Kingman AZ 86402
928-897-4434
richardson95@gmail.com

SUMMONS SUPERIOR COURT OF ARIZONA MOHAVE COUNTY Case Number: DO2026-00194

Linda Faye Richardson
Petitioner
AND
Jacob Adam Richardson
Respondent
FROM THE STATE OF ARIZONA TO:
Jacob Adam Richardson

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons.

2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the Court, and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his or her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court, 415 East Spring Street, Kingman, AZ 86401 (P.O. Box 7000, Kingman, AZ 86402-7000) or the Office of the Clerk of the Superior Court, 2225 Trane Road, Bullhead City, AZ 86442, or Office of the Clerk of the Superior Court, 2001 College Drive, Lake Havasu City, AZ 86404. Mail a copy of your "Answer" or "Response" to the other party at the address listed on the top of this Summons.

3. If this Summons and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS, starting the day after you were served. If this "Summons" and other court papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your "Response" must be filed within THIRTY (30) CALENDAR DAYS, starting the day after you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court at the address listed in Paragraph 2 above.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least (5) five days before your scheduled court date.

SIGNED AND SEALED this date:
February 26, 2026
CHRISTINA SPURLOCK,
Clerk of the Superior Court
By: /s/
Deputy Clerk
May 29; June 5, 12, 19, 2026
26-01254P

er party at the address listed on the top of this Summons.

3. If this Summons and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS, starting the day after you were served. If this "Summons" and other court papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your "Response" must be filed within THIRTY (30) CALENDAR DAYS, starting the day after you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court at the address listed in Paragraph 2 above.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least (5) five days before your scheduled court date.

SIGNED AND SEALED this date:
February 26, 2026
CHRISTINA SPURLOCK,
Clerk of the Superior Court
By: /s/
Deputy Clerk
May 29; June 5, 12, 19, 2026
26-01254P

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 Event Elegance Venue located at 3645 Universal Plz, in the County of Pasco, in the City of New Port Richey, Florida 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at New Port Richey, Florida, this 22 day of 05, 2026.
EVENT ELEGANCE RENTALS LLC
May 29, 2026 26-01246P

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 EI Home Academy located at 7755 Balharbour Dr. in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of May, 2026
NV Ventures Group LLC
May 29, 2026 26-01249P

--- PUBLIC NOTICES ---

FIRST INSERTION

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

Notice is hereby given that the Preserve at South Branch Community Development District ("District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for the District, all as more specifically set forth in the Project Manual.

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals ("Proposers") must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications:

Firms desiring to provide services for this project must submit one (1) hard copy original and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 12:00 p.m. (EDT) on Wednesday, June 17, 2026, at the District Manager's Office at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at 12:00 p.m. (EDT) on Monday, June 22, 2026, via Teams, Call-in Number 1-904-348-0776, Meeting ID 684 257 747#.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal.

Preserve at South Branch Community Development District Heath Beckett, District Manager May 29, 2026

26-01253P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

A 1986 Twin Mobile Home, ID numbers T24419804A and T24419804B, 40' Mobile Home, and the contents therein, if any abandoned by previous owner, JoAnne Valimont.

On Wednesday, June 10, 2026, at 10:00 a.m. at Anclote Acres, LLC 1210 Calvary Road Holiday, FL in Pasco County, Dated: May 27, 2026 SHUMAKER, LOOP & KENDRICK, LLP

By: \_\_\_/s/ Anna C Nelson Anna C Nelson, Esq. Florida Bar No. 1059194 240 S. Pineapple Ave., Box 49948 Sarasota, Florida 34230 anelson@shumaker.com aschaffer@humaker.com eholland@shumaker.com Telephone: (941) 366-6660 Facsimile: (941) 366-3999 Attorneys for Treasure by the Sea MHC, LLC May 29; June 5, 2026 26-01278P

FIRST INSERTION

Affordable Secure Storage Hudson Public Notice Notice of Sale

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

Unit S07 - D. Smith Unit H11 - D. Harmon Unit N05 - K. Lookabaugh Unit S10 - K. Lookabaugh Unit G02 - F. Trentacoste Unit A02 - M. Trentacoste Unit A04 - D. Gauthier Unit N10 - J. Madison SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE June 13, 2026 AT OR AFTER: 11:00 A.M. May 29; June 5, 2026 26-01250P

FIRST INSERTION

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

2026CA001223CAAXWS 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, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE M. VAIL A/ KIA ALICE WEBER VAIL, DECEASED, et al., Defendant(s).

TO: THE UNKNOWN SPOUSE. HEIRS. DEVISEES. BENEFICIARIES. GRANTEEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE M. VAIL A/ KIA ALICE WEBER VAIL, DECEASED Whose last known residence(s) is/are 3808 Staysail Lane, Unit #3808, Holiday, FL 34691.

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 thereof 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@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by June 29th, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: UNIT NO. 705, IN BUILDING 7 OF HOLIDAY LAKE VILLAS, A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM PLAT BOOK 20, PAGE 61-64, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 16, 1981, IN O.R. BOOK

1150, PAGE 0482-0547, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO AND A .7479% UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AS THE SAME BE AMENDED FROM TIME TO TIME. PARCEL IDENTIFICATION NUMBER: 36-26-15-0750-00700-0050 A/K/A 3808 STAYSAIL LANE, UNIT #3808, HOLIDAY, FL 34691

If you fail to file your response or answer, 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@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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.

DATED at Pasco County this 20th 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@dwaldmanlaw.com, May 29; June 5, 2026 26-01168P

FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001699-CPAXES IN RE: ESTATE OF EUGENE ARTHUR HARRIS Deceased.

The administration of the estate of Eugene Arthur Harris, deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3808. 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 29, 2026.

Personal Representative: /James Mark Harris/ James Mark Harris 664 Coles Rolling Road Scottsville, Virginia 34590 Attorney for Personal Representative: /Roberta J. Creighton/ Roberta J. Creighton, Attorney Florida Bar Number: 930474 Putnam & Creighton, P.A. Post Office Box 3545 Lakeland, Florida 33802-3545 Telephone: (863) 682-1178 Fax: (863) 683-3700 E-Mail: Roberta@Putnampa.com E-Mail: RJCServices@putnampa.com May 29; June 5, 2026 26-01239P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-760 IN RE: ESTATE OF INES VALLARINO Deceased.

The administration of the estate of INES VALLARINO, deceased, whose date of death was March 31, 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 29, 2026.

Personal Representative: LUISA VALLARINO TIAPON 817 Vintage Oak Ave. Galt, California 95632 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE 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 29; June 5, 2026 26-01237P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000772 IN RE: ESTATE OF RONALD RAY BOSCHERT 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 Ronald Ray Boschert, 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 February 4, 2026; that the total value of the estate is \$51,377.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Jon Boschert 3733 Penrick Drive Holiday, FL 34691 Ronald Scott Boschert 800 Roberts Court Carlisle, OH 45005

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 the clerk.

The date of first publication of this Notice is May 29, 2026.

Personal Giving Notice: Ronald Scott Boschert 800 Roberts Court Carlisle, Ohio 45005 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 29; June 5, 2026 26-01236P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-753 IN RE: ESTATE OF SUSAN SALVATORE, Deceased.

The administration of the estate of SUSAN SALVATORE, deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is: May 29, 2026.

JEFFREY SALVATORE Personal Representative 13124 Drysdale Street Spring Hill, FL 34609 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: ntservice@hnh-law.com May 29; June 5, 2026 26-01255P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000635 IN RE: ESTATE OF JERRY HAYGOOD, Deceased.

The administration of the estate of JERRY HAYGOOD, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the 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 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.

The date of first publication of this notice is: May 29, 2026.

DANIELLE HAYGOOD Personal Representative 3124 Penny Loop Lake Wales, FL 33859 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: ntservice@hnh-law.com May 29; June 5, 2026 26-01256P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 2025-CP-001214**  
**In Re: The Estate Of MARY BACKSTROM, Deceased.**

The administration of the estate of MARY BACKSTROM, deceased, whose date of death was May 29th, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**  
**NICOLE MAULUCCI**  
2551 Atwell Ct  
New Port Richey, FL 34653  
Attorney for Personal Representative:  
Michael L. Severe, Esq.  
Tampa Law Group, P.A.  
Florida Bar Number:  
15310 Amberly Dr.  
Tampa, Florida 33647  
Telephone: (813) 384-3387  
E-mail:  
michael@mytampalawgroup.com  
May 29; June 5, 2026 26-01275P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026-CP-000521**  
**IN RE: ESTATE OF SHARON GAYLE SIGURDSON, Deceased.**

The administration of the estate of SHARON GAYLE SIGURDSON, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**SHANA LEE WILLE**  
**Personal Representative**  
G. Andrew Gracy  
Attorney for Personal Representative  
Florida Bar No. 570451  
Peebles & Gracy, P.A.  
826 Broadway  
Dunedin, Florida 34698  
Telephone: (727) 736-1411  
Email: Andrew@ppeblesandgracy.com  
May 29; June 5, 2026 26-01257P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026CP000534CPAXWS**  
**IN RE: ESTATE OF GAYLE ELAINE SETCHELL a/k/a GAYLE SETCHELL Deceased.**

The administration of the estate of Gayle Elaine Setchell, deceased, whose date of death was January 22, 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 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**  
**Daniel J. Setchell**  
1623 Pirates Cove  
Tarpon Springs, FL 34689  
Attorney for Personal Representative:  
Mark A. Rothman  
E-mail Addresses:  
info@yourprobatesource.co,  
info@orcaei.com  
Florida Bar No. 968609  
3632 Land O'Lakes Blvd., Suite 105-7  
Land O'Lakes, FL 34639  
Telephone: (855) 727-7279  
May 29; June 5, 2026 26-01240P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:  
**CASE NO.: 2026CA000035CAAXES**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1, Plaintiff, vs.**  
**RAFAEL GARCIA; REAL TIME RESOLUTIONS, INC.; TIERRA DEL SOL HOMEOWNER'S ASSOCIATION, INC.; DEIDANIA GARCIA; UNKNOWN SPOUSE OF RAFAEL GARCIA; 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 16 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 18 OF TIERRA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 70 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 9329 WELLSTONE DR, LAND O LAKES, FL 34638

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 20 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  
25-04902  
May 29; June 5, 2026 26-01262P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2026-CP-0197-WS**  
**IN RE: ESTATE OF VAUGHN SHAFER a/k/a VAUGHN LEE SHAFER Deceased.**

The administration of the estate of VAUGHN SHAFER a/k/a VAUGHN LEE SHAFER, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL 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 29, 2026.

**Personal Representative:**  
**CHERYL ROBERTSON**  
314 Townhouse Dr.  
Duncansville, Pennsylvania 16635  
Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
May 29; June 5, 2026 26-01273P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026CP000525CPAXWS**  
**IN RE: ESTATE OF ARLENE ALICE COCHRAN (A/K/A ARLENE A. COCHRAN A/K/A ARLENE COCHRAN) DECEASED.**

The administration of the estate of Arlene Alice Cochran (a/k/a Arlene A. Cochran a/k/a Arlene Cochran), deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**  
**Michael Lynn Cochran**  
10491 Lakeview Drive  
Whitmore Lake, Michigan 48189  
Attorney For Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Bell Law Firm, P.A.  
2611 Keystone Road, Suite B-1  
Tarpon Springs, Florida 34688  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
Felicia@BellLawFirmFlorida.com  
May 29; June 5, 2026 26-01272P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**Case No.: 2026CP000560CPAXES**  
**IN RE: Estate of DIANE ROESEL YATES, a/k/a DIANE R. YATES, a/k/a DIANE YATES, Deceased.**

The administration of the estate of DIANE ROESEL YATES, a/k/a DIANE R. YATES, a/k/a DIANE YATES, deceased, whose date of death was JANUARY 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**  
**VALERIE HODGES**  
19911 Dolores Ann Court  
Lutz, FL 33549  
Attorney for Personal Representative:  
C. BLAKE HOLTZHOWER, ESQUIRE  
R. SETH MANN, P.A.  
E-mail Address:  
blake@sethmannlaw.com  
Florida Bar No. 1027797  
38109 Pasco Avenue  
Dade City, FL 33525  
Telephone: (352) 567-5010  
Facsimile: (352) 567-1877  
May 29; June 5, 2026 26-01238P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024-CA-000964**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.**  
**JOSEPH A. AWAD A/K/A JOSEPH AWAD; LISA LOUISE DACOSTA A/K/A LISA DACOSTA; CADENCE BANK; UNKNOWN SPOUSE OF JOSEPH A. AWAD A/K/A JOSEPH AWAD; UNKNOWN SPOUSE OF LISA LOUISE DACOSTA A/K/A LISA DACOSTA; FOXWOOD ESTATES HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 14, 2026 in Civil Case No. 2024-CA-000964, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JOSEPH A. AWAD A/K/A JOSEPH AWAD; LISA LOUISE DACOSTA A/K/A LISA DACOSTA; CADENCE BANK; FOXWOOD ESTATES HOMEOWNER'S ASSOCIATION, INC. are Defendants.

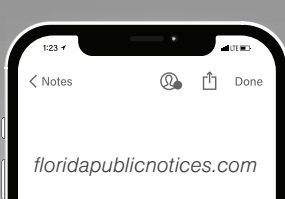
The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 6, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 729, FOX WOOD PHASE FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 108 THROUGH 117, 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.  
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 19th 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/ Mola Bosland  
Mola Bosland, Esq.  
FBN: 30330  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1091-2757B  
May 29; June 5, 2026 26-01259P

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY  
manateeclerk.com
- SARASOTA COUNTY  
sarasotaclerk.com
- CHARLOTTE COUNTY  
charlotteclerk.com
- LEE COUNTY  
leeclerk.org
- COLLIER COUNTY  
collierclerk.com
- HILLSBOROUGH COUNTY  
hillsclerk.com
- PASCO COUNTY  
pascoclerk.com
- PINELLAS COUNTY  
mypinellasclerk.gov
- POLK COUNTY  
polkcountyclerk.net
- ORANGE COUNTY  
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES



## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

**Bidder Number: 17388**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**Case No. 2025-CA-002542**  
**Honorable Judge: Kimberly Sharpe Byrd.**

**PLANET HOME LENDING, LLC Plaintiff, vs. LEE ARDLEY; UNKNOWN SPOUSE OF LEE ARDLEY; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants,**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 21, 2026, in the above-styled cause, Nikki Alvarez-Sowles, ESQ., as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pasco.realforeclose.com at 11:00 AM on July 27, 2026, the following described property:

PARCEL 1010, EIGHTH WAY OF THE UNRECORDED PLAT OF NEW PORT COLONY: COMMENCE AT THE

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 7, 379.65 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, 161.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 36.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, 28.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 22.67 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, 13.33 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 13.33 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SE-

CONDS EAST, 14.67 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 442, PAGE 35 AND OFFICIAL RECORDS BOOK 454, PAGE 171, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel Id: 07-26-16-014G-04301-0100  
COMMONLY KNOWN AS: 4937 Hazner Street, New Port Richey, FL 34652

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

**ADA INFORMATION:**

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

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

Dated this May 27, 2026.

/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
mattw@wasingerlawoffice.com  
May 29; June 5, 2026 26-01271P

## FIRST INSERTION

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

**File No. 2026-CP-000488**  
**Division Probate**  
**IN RE: ESTATE OF THOMAS FLEMING HILL A/K/A TOM HILL Decedent.**

The administration of the estate of Thomas Fleming Hill a/k/a Tom Hill, deceased, whose date of death was February 19, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**

**Bethany J. Wilcox**  
18365 Greenleaf  
South Bend, Indiana 46637

Attorney for Personal Representative: R. Nadine David, Esq.

Florida Bar Number: 89004  
Florida Probate Law Group  
P.O. Box 141135  
Gainesville, Florida 32614  
Telephone: (352) 354-2654  
Fax: (866) 740-0630  
E-Mail:  
ndavid@floridaprobatelawgroup.com  
Secondary E-Mail:  
service@floridaprobatelawgroup.com  
May 29; June 5, 2026 26-01274P

## FIRST INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 2025CA004055**  
**MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. ROY FORBES, et al, Defendant(s).**

To:  
ROY FORBES  
Last Known Address:  
12902 Walnut Tree Lane  
Hudson, FL 34669  
Current Address:  
Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: on or before DEC 03 2018

LOT 72, SHADOW LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 26 AND 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 12902 WALNUT TREE LN HUDSON FL 34669

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a

default will be entered against you for the relief demanded in the Complaint or petition. On or before June 22, 2026

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

\*\*See the Americans with Disabilities Act

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

WITNESS my hand and the seal of this court on this 14 day of May, 2026.

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

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 25-010211  
May 29; June 5, 2026 26-01258P

## FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

**Bidder Number: 17388**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

**Case No. 2025-CA-003854-ES**  
**Honorable Judge: BARTHLE, SUSAN GARDNER**

**PLANET HOME LENDING, LLC Plaintiff, vs.**

**PARRIN R. ROWE; MARIBEL ROWE; MARIBEL ROWE - A UCC SURETY; MARIBEL GONZALEZ - A UCC SURETY; MARIBEL ROWE PRIVATE BANK & T; STATE OF FLORIDA TRUSTEES; SUNRUN INSTALLATION SERVICES, INC.; VALENCIA GARDENS HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants,**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 19, 2026 in the above-styled cause, Nikki Alvarez-Sowles, ESQ., as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pasco.realforeclose.com at 11:00 AM on July 22, 2026 the following described property:

LOT 112, VALENCIA GARDENS PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

APN No. 19-26-19-0060-00000-1120  
COMMONLY KNOWN AS: 22853 Killington Blvd, Land O

Lakes, FL 34639  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

**ADA INFORMATION:**

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

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

Dated this May 27, 2026.  
/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
mattw@wasingerlawoffice.com  
May 29; June 5, 2026 26-01270P

## 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.: 2025CA002605CAAXES**  
**LOANDEPOT.COM, LLC, Plaintiff, v. DVONE GEORGE, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 15, 2026 and entered in Case No. 2025CA-002605CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein RAYNELLE WILLIAMS AND DVONE GEORGE, 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 24, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 7 OF BRISTOL MEADOWS PHASE 1A AND 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 144-149, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 38689 HARLOW ROSE DRIVE, ZEPHYRHILLS, FL 33540 (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/ Rebecca E. Smith, 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  
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  
25-005096-1  
May 29; June 5, 2026 26-01263P

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

**GENERAL JURISDICTION DIVISION**

**CASE NO. 2021CA002528CAAXWS REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.**

**JIMMY C. NICHOLS AND JOANNE BENENATI, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2022, and entered in 2021CA002528CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JOANNE BENENATI; JIMMY C. NICHOLS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 283, GOLDEN ACRES UNIT TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 2 AND 3, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9561 SUNSHINE BOULEVARD, NEW PORT RICHEY, FL 34654

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

**IMPORTANT**

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

Dated this 26 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: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
21-084575 - MiM  
May 29; June 5, 2026 26-01265P

## FIRST INSERTION

## FIRST INSERTION

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

**CASE NO.: 2025-CA-003041**  
**VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.**

**JESSELYN JUNIPER WARD A/K/A JESSELYN WARD, et al., Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on July 7, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 655, BONITA VILLAGE, according to the map or plat thereof as recorded in Plat Book 6, Page 44, Public Records of Pasco County, Florida.

Together with that certain mobile home situate thereon.  
Property Address: 2139 Orange Drive, Holiday, FL 34691  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

before the clerk reports the surplus as unclaimed.

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

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

Dated this 26th day of May, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147

Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789

Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
May 29; June 5, 2026 26-01267P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
**CASE NO. 2025CA003994CAAXWS**

**M&T BANK, Plaintiff, vs. ARIEL SERRANO SUAREZ, et al., Defendant.**  
To: ARIEL SERRANO SUAREZ 5338 TROUBLE CREEK RD, NEW PORT RICHEY, FL 34652 YENLEIDYS JUSTIZ FARRAY 5338 TROUBLE CREEK RD, NEW PORT RICHEY FL 34652  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 39, SPRING LAKE ESTATES, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 40, 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 McCalla Rayermer 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 29, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and seal of this Court this 27 day of May, 2026.  
NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY  
As Clerk of the Court (SEAL) BY: Shakira Ramirez Pagan Deputy Clerk

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 25-14299FL  
May 29; June 5, 2026 26-01269P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025-CA-003976**

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. BRANDON LEE PHILLIPS, et al., Defendants.**  
TO: Brandon Lee Phillips 13220 Chipout Ln Hudson, FL 34669  
Brandon Lee Phillips 9652 Brookdale Dr. New Port Richey, FL 34655  
Unknown Spouse of Brandon Lee Phillips 13220 Chipout Ln Hudson, FL 34669  
Unknown Spouse of Brandon Lee Phillips 9652 Brookdale Dr. New Port Richey, FL 34655  
Unknown Party in Possession 1 13220 Chipout Ln Hudson, FL 34669  
Unknown Party in Possession 2 13220 Chipout Ln Hudson FL 34669  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:  
Lot 131 of RESERVE AT MEADOW OAKS UNIT TWO, according to the Plat thereof as recorded in Plat Book 60, Page(s) 132 through 135, inclusive of the Public Records of Pasco County, Florida.  
has been filed against you and you are

required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JUNE 29TH, 2026  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this Court this May 22, 2026.  
(SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
May 29; June 5, 2026 26-01266P

FIRST INSERTION

**NOTICE OF ACTION AGAINST DEFENDANT BRITTANY REHELLE GARCIA, UNKNOWN TENANT 1, UNKNOWN TENANT 2 AND UNKNOWN SPOUSE 1, OF BRITTANY REHELLE GARCIA**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 2026CA000780CAAXWS**  
Division: J2

Judge Kimberly Sharpe Byrd Planet Home Lending, LLC Plaintiff, -vs- Brittany Rechelle Garcia, et al. Defendants.  
To: BRITTANY REHELLE GARCIA 4904 DOGWOOD STREET NEW PORT RICHEY, FL 34653 UNITED STATES OF AMERICA  
UNKNOWN TENANT 1 4904 DOGWOOD STREET NEW PORT RICHEY, FL 34653 UNITED STATES OF AMERICA  
UNKNOWN TENANT 2 4904 DOGWOOD STREET NEW PORT RICHEY, FL 34653 UNITED STATES OF AMERICA  
UNKNOWN SPOUSE 1, OF BRITTANY REHELLE GARCIA 4904 DOGWOOD STREET NEW PORT RICHEY, FL 34653 UNITED STATES OF AMERICA  
and all parties claiming interest by, through, under or against Defendant(s) BRITTANY REHELLE GARCIA, UNKNOWN TENANT 1, UNKNOWN TENANT 2 AND UNKNOWN TENANT 1, UNKNOWN TENANT 2 AND UNKNOWN SPOUSE 1, OF BRITTANY REHELLE GARCIA, and all parties having or claiming to have any right, title or interest in the property herein described;  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:  
The following described land,

situate, lying and being in Pasco, Florida, to-wit: Lot 453, Tanglewood Terrace Unit Two, according to the map or plat thereof, as recorded in Plat Book 11, page(s) 84, of the Public Records of Pasco County, Florida.  
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MAXINE MELTZER, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. \*DUE ON OR BEFORE JUNE 29TH, 2026\*  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court on May 21, 2026.  
Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: Haley Joyner Deputy Clerk  
MZXINE MELTZER, Plaintiff's Attorney, P.O. Box 165028, Columbus, OH 43216-5028  
May 29; June 5, 2026 26-01264P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2026CA000931CAAXWS**

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN A. CALUS A/K/A JOHN ALLEN CALUS N/K/A JOHN ALLEN CALUS, et al., Defendants.**  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN A. CALUS A/K/A JOHN ALLEN CALUS N/K/A JOHN ALLEN CALUS 7503 WOODBOX ROW, HUDSON, FL 34667  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 539, OF BEACON WOODS VILLAGE SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 124 THROUGH 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before JUNE 29, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this Court this 18 day of MAY, 2026.  
(SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller  
Deputy Clerk: Julian Garcia De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 26-00473  
May 29; June 5, 2026 26-01261P

SUBSEQUENT INSERTIONS

--- PUBLICS / ESTATE ---

SECOND 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

SECOND 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



**Are there different types of legal notices?**

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

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**PUBLISH YOUR LEGAL NOTICE**

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



IV18237\_V20



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

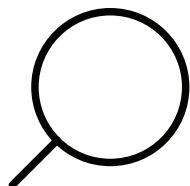


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

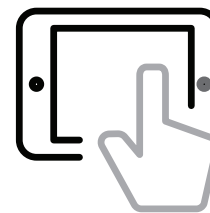
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



## 3. Independent

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



## 4. Verifiable

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



### Types Of Public Notices

#### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
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- Unclaimed Property, Banks or Governments
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- Mortgage Foreclosures
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## --- ACTIONS / SALES / ESTATE / PUBLICS ---

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## FOURTH 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 Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JUNE 8, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on May 5, 2026.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:  
By: Shakira Ramirez Pagan  
As Deputy Clerk  
May 8, 15, 22, 29, 2026

26-01034P

## SECOND 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:  
eservice1@thehernandezlaw.com  
Secondary email:  
victoria@thehernandezlaw.com  
Secondary email:  
hms@thehernandezlaw.com  
May 22, 29, 2026

26-01233P

## FOURTH 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 Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JUNE 8, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on May 5, 2026.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:  
By: Shakira Ramirez Pagan  
As Deputy Clerk  
May 8, 15, 22, 29, 2026

26-01035P

## SECOND 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.  
**Personal Giving Notice:**  
**Maria Lallanilla**  
8806 Ross Lane  
New Port Richey, FL 34654  
Attorney for Personal 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

26-01219P

## SECOND 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

## 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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ANN FLORENCE PRIZZI A/K/A ANN ABISOGNIO, DECEASED; and UNKNOWN PARTY OR PARTIES IN POSSESSION,  
Defendants.

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

final judgment, to-wit:  
Lot 526, THE PRESERVE AT FAIRWAY OAKS UNIT FOUR, according to the plat thereof, as recorded in Plat Book 39, Pages 23-29, Public Records of Pasco County, Florida.

More commonly known as 13652 Pimberton Dr., Hudson, FL 34669  
Parcel No.  
36-24-16-0170-00000-5260  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, Inass Riyad, 14250 49th St. N - J4502, Clearwater, FL 33762, (727) 464-6455, or Jesus Gonzales Laboy, 14250 49th St. N - J1504, Clearwater, FL 33762, (727) 453-7163, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 27th day of April, 2026.  
Submitted by: /s/ Derek A. Harvey, Jr.  
ATTORNEY FOR PLAINTIFF  
Derek A. Harvey, Jr.  
FBN: 1069334  
3426 Paoli Pike  
Flyds Knobs, IN 47119  
(216) 360-7200, ext. 305  
dharvey@carlisle-law.co  
May 1, 8, 2026

26-00966P

## SECOND INSERTION

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

## SECOND 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.

**Personal Giving Notice:**  
**Marie Louise Perron**  
17222 Dansville Drive  
Spring Hill, Florida 34610  
Attorney for Personal 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

**SAVE TIME**

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**Business Observer**

--- ESTATE / PUBLICS ---

SECOND 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

SECOND 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, 29; June 5, 12, 2026

26-01208P

SECOND 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. 732.221, 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 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

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512026CP000658CPAXWS  
Division J  
IN RE: ESTATE OF  
ARPAD BALOGH AKA ARPAD S.  
BALOGH AKA ARPAD STEVEN  
BALOGH  
Deceased.

The administration of the estate of ARPAD BALOGH AKA ARPAD S. BALOGH AKA ARPAD STEVEN BALOGH, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**ADRIAN ALEXANDER EMMI**

3116 Amberly Court  
The Villages, Florida 32163

Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.

Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655

Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail: jenny@sieglelaw.com

Secondary E-Mail:  
eservice@sieglelaw.com  
May 22, 29, 2026 26-01201P

SECOND 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:

| Product Type      | ERU (per unit) | Maximum Principal (per unit) | Maximum Annual Installment (per unit)* |
|-------------------|----------------|------------------------------|--|
| Townhome 20'      | 0.40           | \$54,289.31                  | \$5,130.19                             |
| Townhome 24'      | 0.48           | \$65,147.17                  | \$6,156.23                             |
| Single Family 40' | 0.80           | \$108,578.62                 | \$10,260.38                            |

\*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



May 22, 29, 2026

26-01186P

## --- TAX DEEDS ---

## THIRD 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

26-01069P

## THIRD 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

26-01067P

## THIRD 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

26-01068P

## THIRD 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 #: 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

26-01078P

## --- ACTIONS ---

## THIRD 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, Respondent Linda Toft n/k/a Linda Kitchner is hereby notified that on March 16, 2026, Talking Rock Creek Resort Association, 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 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  
RAJASREE 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

26-01063P

## THIRD 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

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

26-01065P

## THIRD 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

26-01081P

## 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

stated 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

(SEAL) By: Deputy Clerk:  
Haley Joyner  
As Deputy Clerk

May 8, 15, 22, 29, 2026

26-01039P

## THIRD 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 ELE-  
MENTS

Name(s) in which assessed:

PARUPALLI 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

26-01062P

## THIRD 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

26-01073P

## THIRD 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

26-01079P

## THIRD INSERTION

**Notice of Application for Tax Deed 2026XX000062TDAXXX**

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 #: 1803530  
Year of Issuance: 06/01/2019  
Description of Property:  
10-26-19-0010-0120N-0100  
TAMPA DOWNS RANCHETTES  
UNREC LOT 10 NORTH 1/2 SEC  
12 DESC AS EAST 65.00 FT OF  
WEST 535.00 FT OF SOUTH 1/2  
OF NORTH 1/2 OF NE 1/4 OF  
SW 1/4 OF NW 1/4 EXC SOUTH  
25.00 FT FOR RD R/W OR 1397  
PG 964

Name(s) in which assessed:

WILLIAM NASH

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

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

26-01072P

## THIRD INSERTION

**Notice of Application for Tax Deed 2026XX000060TDAXXX**

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 #: 1803569  
Year of Issuance: 06/01/2019  
Description of Property:  
10-26-19-0010-0160S-0120  
TAMPA DOWNS RANCHETTES  
UNREC S1/2 SEC 16 LOT 12 OR  
5923 PG 1

Name(s) in which assessed:

EUDICE G LORGE LIVING  
TRUST DATED OCTOBER 5  
1999

EUDICE G LORGE TRUSTEE  
OR HER SUCCESSOR IN TRUST  
EUDICE G LORGE TRUSTEE

EUDICE G LORGE LIVING  
TRUST

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

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

26-01070P

## THIRD 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

--- ESTATE ---

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-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@sunsuky.net

May 22, 29, 2026 26-01220P

--- TAX DEEDS ---

THIRD 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:  
EUDICE G LORGE LIVING  
TRUST

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

EUDICE 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

THIRD 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:  
EUDICE G LORGE LIVING  
TRUST DATED OCTOBER 5  
1999

EUDICE G LORGE LIVING  
TRUST

EUDICE G LORGE TRUSTEE

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

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

THIRD 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:  
MANDRAKE PROPERTIES  
2 LLC

CLARK S LINDSTONE  
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

26-01083P

--- ACTIONS / SALES ---

SECOND 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, GRANTEES,**  
**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 Interest  
By Through Under Or Against  
The Estate Of Dianne Reza, Deceased  
Last Known Residence: Unknown  
TO: Unknown Tenant # 1

Last Known Residence: 2136 Saunders  
Rd Zephyrhills, FL 33540-7278  
TO: Unknown Tenant #2

Last Known Residence: 2136 Saunders  
Rd Zephyrhills, FL 33540-7278

YOU 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"

TO: Unknown Tenant #1

TO: Unknown Tenant #2

TO: Unknown Tenant #3

TO: Unknown Tenant #4

TO: Unknown Tenant #5

TO: Unknown Tenant #6

TO: Unknown Tenant #7

TO: Unknown Tenant #8

TO: Unknown Tenant #9

TO: Unknown Tenant #10

TO: Unknown Tenant #11

TO: Unknown Tenant #12

TO: Unknown Tenant #13

TO: Unknown Tenant #14

TO: Unknown Tenant #15

TO: Unknown Tenant #16

TO: Unknown Tenant #17

TO: Unknown Tenant #18

TO: Unknown Tenant #19

TO: Unknown Tenant #20

TO: Unknown Tenant #21

TO: Unknown Tenant #22

TO: Unknown Tenant #23

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TO: Unknown Tenant #141

TO: Unknown Tenant #142

TO: Unknown Tenant #143

TO: Unknown Tenant #144

TO: Unknown Tenant #145

TO: Unknown Tenant #146

TO: Unknown Tenant #147

TO: Unknown Tenant #148

TO: Unknown Tenant #149

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO: 25-CC-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.  
Property Address: 4336 Sunstate Dr., New Port Richey, Florida, 34652

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

realforeclose.com, at 11:00 A.M. on June 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. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

## 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. 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.

dance with Florida Statutes, Section 45.031.

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

Dated this 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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 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  
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  
fpleadings@ghidottiberger.com  
May 22, 29, 2026 26-01211P

## SECOND 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

## SECOND INSERTION

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

## SECOND 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 no 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 ---

## SECOND 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

## 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. 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 85.00 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-

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

## SECOND INSERTION

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