

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-002686
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3
Plaintiff(s), vs.
MIDTOWN VENTURE GROUP LLC; SKYLARK APARTMENTS; THE UNKNOWN SPOUSE OF GEBI D. GENEMO; GEBI D GENEMO; JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE

NAMED DEFENDANTS; ANGELINE MUBANG; ERIC MUBANG; FRED MUBANG A/K/A FREDERICK NKOLO MUBANG; JJ MUBANG A/K/A JOHN BONGJOH MUBANG; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: ERIC MUBANG
LAST KNOWN ADDRESS: 17933 CAHET ISLE DR., TAMPA, FL 33647
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real

property described as follows:
PARCEL 3LOT 11 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE WEST 20.88 FEET OF LOT 4, OF REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 77, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 917 East 122nd Avenue, Tampa, FL 33612
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED this the 6 day of May 2026.
VICTOR CRIST
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-010050-2
May 29; Jun. 5, 2026 26-01895H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-004314
DIVISION: H
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF BRITTNEY LADESSA STALLWORTH A/K/A BRITTNEY STALLWORTH, DECEASED, ET AL. Defendants.
TO: THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF BRITTNEY LADESSA STALLWORTH A/K/A BRITTNEY STALLWORTH, DECEASED
Current Residence Unknown, but whose last known address was: 603 SHORT STREET, PLANT CITY, FL 33563
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:
LOTS 10 AND 11, BLOCK 2, NORTH PINEHURST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 68; SAID LANDS SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 06/26/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org
WITNESS my hand and seal of the Court on this day of MAY 21 2026.
Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Patricia Corbin
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
100001525
May 29; June 5, 2026 26-01910H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-017319
MIDFIRST BANK, Plaintiff, vs. CHRISTOPHER OLIVIER A/K/A CHRISTOPHER A. OLIVIER, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 21, 2026 in Civil Case No. 23-CA-017319 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Christopher Olivier a/k/a Christopher A. Olivier, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 8, PIERCE SUBDIVISION, A SUBDIVISION ACCORDING

TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-07925FL
May 29; Jun. 5, 2026 26-01905H

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-003708
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST, Plaintiff, v. BRIAN PETER TROIANO, et al, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to the January 13, 2025, Final Judgment of Foreclosure entered in Circuit Court Case No. 24-CA-003708 in the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRIAN PETER TROIANO, is the sole Defendant borrower, and pursuant to a subsequent May 14 2026, Court Order resetting the foreclosure Sale Date, the Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on June 19, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT 9, BLOCK 16, WESTCHASE SECTION "323", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 84, PAGE 62, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10119 PARLEY DRIVE, TAMPA, FL 33626 (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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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
Service:
FCPleadings@ghidottiberger.com
By: /s/ Anya E. Macias
ANYA E. MACIAS, ESQ.
FBN: 0458600
May 29; June 5, 2026 26-01922H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 21-CA-009733
DIVISION: K
Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust Plaintiff, -vs.- Brian Bailey; Marilyn D. Bailey a/k/a Marilyn Bailey; MV Realty PBC, LLC Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 21-CA-009733 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust, Plaintiff and Brian Bailey are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on June 12, 2026, the following described property as set forth in said Final Judgment, to-wit:
LOTS 223 AND 224, MAP OF RUSKIN CITY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 5, PAGE 75, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
20-322968 FC01 CGG
May 29; Jun. 5, 2026 26-01885H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-002702
DIVISION: D
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.- Timothy Miller a/k/a Timothy A. Miller; Paulinee I. Miller a/k/a Pauline I. Miller; United States of America Acting Through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-002702 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Timothy Miller a/k/a Timothy A. Miller are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on June 16, 2026, the following described property as set forth in said Final Judgment, to-wit:
FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN SOUTH 30.0 FEET, RUN THENCE WEST 39.32 FEET; RUN THENCE SOUTH 718.78 FEET; RUN THENCE WEST

268.0 FEET ALONG THE NORTH BOUNDARY OF A 50 FOOT STREET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE WEST 84.0 FEET; RUN THENCE NORTH 120.0 FEET; RUN THENCE EAST 84.0 FEET; RUN THENCE SOUTH 120.0 FEET TO THE POINT OF BEGINNING.
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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-330792 FC01 CXE
May 29; Jun. 5, 2026 26-01886H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-003439
CRF SMALL BUSINESS LOAN COMPANY, LLC, Plaintiff, vs. KIM BETTS a/k/a KIM LAMAR BETTS; UNKNOWN SPOUSE OF KIM BETTS a/k/a KIM LAMAR BETTS; AYSIE BETTS; UNKNOWN SPOUSE OF AYSIE BETTS; COMMON INTEREST INVESTMENT GROUP, LLC; CHARLES NEWSOME; VINCENT KEITH MINOR; REGINALD WALKER; NEWTEK SMALL BUSINESS FINANCE, LLC; PANTHER TRACE II HOMESOWNERS' ASSOCIATION, INC.; R&C ROOFING AND CONTRACTING, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on April 16, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on JUNE 22, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the

highest and best bidder for cash, the following described property situated in Hillsborough, Florida:
LOT 16, BLOCK 32, PANTHER TRACE PHASE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 11811 Gilmer-ton Dr., Riverview, FL 33579
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated: May 20, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: service@mtglaw.com
May 29; Jun. 5, 2026 26-01871H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-002531
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, vs. MICHAEL RUMBLE, et al., Defendant.
To the following Defendant(s):
RESIDENCE ROOFING
535 16TH ST
WEST PALM BEACH FL 33407
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 131, HAWKS POINT PHASE 1A-2-2ND PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGE(S) 250 THROUGH 256, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-14996FL
May 29; June 5, 2026 26-01911H

relief demanded in the Complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of said Court on May 20, 2026.
VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14996FL
May 29; June 5, 2026 26-01911H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
FILE NUMBER: 26-CP-001779
DIVISION: A
IN RE: ESTATE OF UTA HOFMANN-KUHN A/K/A UTA HOFMANN KUHN A/K/A UTA KUHN A/K/A UTA H. KUHN 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 Uta Hofmann-Kuhn a/k/a Uta Hofmann Kuhn a/k/a Uta H. Hofmann a/k/a Uta Kuhn a/k/a Uta H. Kuhn, deceased, file Number 26-CP-001779, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601; that the total cash value of the Estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME AND ADDRESS
Erich Hofmann
633 Standing Stone Drive
Waukesha, WI 53189
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and oth-

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

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

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

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

Person Giving Notice
/s/ **Erich Hofmann**
Erich Hofmann
633 Standing Stone Drive
Waukesha, WI 53189
Attorney for Person Giving Notice
/s/ Donald B. Linsky
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
Florida Bar Number 265853
(813) 634-5566
May 29; Jun. 5, 2026 26-01933H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 25-CA-011474
PLANET HOME LENDING, LLC
Plaintiff, vs.
ALEKSANDRA MELNIK, et al.,
Defendant(s).

TO: ALEKSANDRA MELNIK
LAST KNOWN ADDRESS
7538 FOREST MERE DRIVE
RIVERVIEW, FL 33578
TO: UNKNOWN SPOUSE OF TODD MCNALLY
LAST KNOWN ADDRESS
312 W 43RD, ST APT 2K
NEW YORK, NY 10036

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Palm Beach County, Florida. Commonly known as:

7538 FOREST MERE DRIVE,
RIVERVIEW, FL 33578.

Legally Described as:
LOT 87, BLOCK 25, OAK CREEK PARCEL 1B, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 112, PAGES 262 THROUGH 273, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes, Esq., the plaintiff's attorney, whose address is 1325 Franklin Ave, Suite 160, Garden City, NY 11530, on or before 30 days from the first date

of publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of May, 2026.

Victor D. Crist,
CLERK OF THE CIRCUIT COURT
By: Jennifer Taylor
Deputy Clerk

Attorney for Plaintiff
Laura E. Noyes, Esq.
FBN 65454
Friedman Vartolo LLP
1325 Franklin Ave, Suite 160
Garden City, NY 11530
Phone: (212) 471-5100
FL-FCEService@friedmanvartolo.com
May 29; Jun. 5, 2026 26-01881H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-003917
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
NANCY CRAVEN SCARBOROUGH A/K/A NANCY C. SCARBOROUGH, et. al.
Defendant(s).

TO: NANCY CRAVEN SCARBOROUGH A/K/A NANCY C. SCARBOROUGH, UNKNOWN SPOUSE OF NANCY CRAVEN SCARBOROUGH A/K/A NANCY C. SCARBOROUGH, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 2, ROSEMOUNT VILLAGE UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47 PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 6/22/2026 /30 days from Date of First Publica-

tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of MAY 14 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Kimberly Montgomery
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-387753
May 29; Jun. 5, 2026 26-01868H

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT, OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 2026-CA-003256
FLORIDA PROPERTY FLIPS, LLC,
Plaintiff, vs-
YVONNE LEACH and LUANA LEACH SANDERSON, and all parties claiming an interest
Defendants

TO: YVONNE LEACH and LUANA LEACH SANDERSON, and all parties claiming an interest
YOU ARE HEREBY NOTIFIED that an action for Quiet Title has been filed against you and that you are required to

serve a copy of your written defenses, if any, to it on STUART GLENN, Esquire, attorney for Plaintiff, whose address is 1738 Salem Drive, Orlando Florida 32807 on or before 6/18/2026, and file the original with HILLSBOROUGH COUNTY CLERK OF COURT, 800 E. Twiggs Street, Tampa, FL 33602, before service on Defendant or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your cur-

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-010861
DIVISION: H

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, vs.-

Philip Buffery; Tabitha Buffery; Birchwood Preserve Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Unknown Parties in Possession #1: 18928 Willowmore Cedar Drive, Lutz, FL 33558 and Unknown Parties in Possession #2: 18928 Willowmore Cedar Drive, Lutz, FL 33558

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real

property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 46, BIRCHWOOD PRESERVE NORTH PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE(S) 152 THROUGH 158, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 18928 Willowmore Cedar Drive, Lutz, FL 33558.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 6/23/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on May 18, 2026.

Victor D. Crist
Circuit and County Courts
By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-333748 FCO1 CXE
May 29; Jun. 5, 2026 26-01890H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007879
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.

LISA SHIVAN THOMPSON; RALPH JAMES KING, JR.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CLERK OF COURT & COMPTROLLER OF HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; SOUTHFORK LAKES HOMEOWNERS ASSOCIATION, INC.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Final Judgment of Foreclosure entered on May 19, 2026, in Case No. 25-CA-007879 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and LISA SHIVAN THOMPSON; RALPH JAMES KING, JR.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CLERK OF COURT & COMPTROLLER OF HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; and SOUTHFORK LAKES HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 a.m., on the 21st day of July, 2026, in accordance with Section 45.031, Florida Statutes,

the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 2, CARLTON LAKES WEST PHASE 1 AND 2A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 156, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as: 11105 Hudson Hills Ln., Riverview, FL 33579.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 21st day of May, 2026.
SOKOLOF REMTULLA, LLP
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.,
Bar No:
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Matter No.: 25-01579
May 29; Jun. 5, 2026 26-01892H

SECOND INSERTION

rent address. (You may file Notice of Current Address, Florida Supreme Court Approved Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request

for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED: 5/13/2026
VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Jennifer Taylor
DEPUTY CLERK

STUART GLENN, Esquire,
attorney for Plaintiff,
1738 Salem Drive,
Orlando Florida 32807
May 29; June 5, 12, 19, 2026
26-01920H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-003507
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEVIN WISE, DECEASED. et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEVIN WISE, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 35, BLOCK C, LAKE MORLEY TERRACE ESTATES UNIT NO 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE(S) 74, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/22/2026 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of MAY 14 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Kimberly Montgomery
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-392046
May 29; Jun. 5, 2026 26-01869H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-008609
LOANDEPOT.COM, LLC,
Plaintiff, v.
ROBERT GREGORY WINTERS,
et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 14, 2026 and entered in Case No. 25-CA-008609 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ROBERT GREGORY WINTERS, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on June 30, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH 132.50 FEET OF THE NORTH 665.08 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 322.94 FEET THEREOF. TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS OVER AND ACROSS THE WEST 15.00 FEET OF THE NORTH 532.58 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH 1999 REDMAN HOMES SHAD-OWRIDGE, 76 X 31 TITLE NUMBER FLA14614581A & FLA14614581B, MODEL NO. FLA 662137 AND FLA 662138 and commonly known as: 2414 BROCK ROAD, PLANT CITY, FL 33565 (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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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.

GHDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christopher 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@ghdottiberger.com
May 29; June 5, 2026 26-01921H

PASCO COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on June 17, 2026 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 994-1001, at least 48 hours before the hearing.

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

Lynn Hayes
District Manager
June 5, 2026 26-01314P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 22, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:15 AM
Sale to be held at www.storage-treasures.com.

1120 - Hamlin, Aryn; 1140 - Rowles, Lori; 1172 - Harris, DuJuan; 1176 - PAULUS, JOSHUA AARON; 1182 - Daniels, Destiny; 1249 - Cimmino, Giro; 1250 - Magill, Danielle; 2109 - Thomas, Johnnas; 2180 - Tanzola, Andrew; 2200 - Saffold, Lena; 2281 - Penaranda, Christine; 3235 - Stout, Stephanie; 5002 - Alson, Eric; 6000 - Rodriguez, Luis
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

01010 - Fernandez, Jose; 02007 - Mc Pherson Sharrock, Andrea; 02013 - carter, kenneth; 02054 - Velazquez, Victor; 02091 - Vera, Desiree; 02115 - Bruce, Linda; 03011 - hernandez, Jessica; 03039 - Little, Brian; 03111 - mccall, Erica; 03146 - Garcia, Luis; 03161 - carter, kenneth; 03204 - Danko, Brittany; 04039 - Tipton, April; 04078 - Cruz, Michelle; 04104 - Telesco, Lisa; 04119 - Kimball, Vanessa; 04188 - Walker, Kanija; 04213 - Richards, Ahmad; 04216 - Long, Jacqueline
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storage-treasures.com.

037 - Collins, Maureen; 047 - hill, Tommya; 049 - Stinneli, Lisa; 100 - Roman, Sonia; 150 - Brown, Aaron; 156 - perrault, Katherine; 208 - Express Expediting Solutions Gomez, Jeremy; 290 - Stoddard, Alexander; 296 - Ostrofsky, Debra; 307 - Rivera, Jonathan; 321 - ferris, Clayton; 323 - Kistner, Shona
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storage-treasures.com.

11019 - Jones, Crystal; 11046 - Crew, Katherine; 11065 - Guzman, Judith Ann; 11093 - Bell, Heather; 11298 - Duke, Angelina; 12069 - Odum, Jessalyn; 12074 - Cunigan, William; 12085 - Torres, Tabitha; 12124 - Delp, Azazel; 12157 - Morales, Jason; 12211 - shaffer, Michaela; 12222 - Laws, Mary Lisa; 12230 - Woods, Shana N; 12256 - Wilson, Jacob; 12263 - Allen, Jeffery; 12268 - Taylor, Jayden; 12289 - bossinger, Lydia; 13011 - Polanco, Omariel; 13017 - JOHN, John di; 13031 - Swan-Christie, Haley; 13065 - Lake, Terrianna; 13110 - Dennison, April; 13121 - jackson, toby; 13136 - Rodney, Justina; 13160 - Church, Bryson; 13186 - Staley, Andrew; 13206 - Bushard, Sarah; 13310 - Hanlon, Brittini Miranda; 13331 - Bowman, Clayton; 13339 - Meier, Stephanie; B118 - House, Breanne; B126 - Galloway, Melinda; B140 - Morales, Kelly; B147 - Gonzalez, Maritza; B167 - Vertefeuille, Paulette; B174 - Reale, Michael A; B202 - marino, marianne; B211 - Demarchi, Gordon Edward; B227 - hayes, Hakeem; B242 - Schmidt, Trenton; C158 - Moore, Patrick; C223 - Farrell, Carlene; C236 - Ross, Devina; C255 - Evans, Ronald; C352 - Foust, Jawaun; C401 - Jenkins, Betsy; D219 - Walter, Amy; D330 - Follone, Andrea; P139 - goad, anthony
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storage-treasures.com.

1106 - Bullock, Jim; 1204 - Riccardi-Sirico, D'Anna; 1333 - Hyde, Faith; 1409 - shortridge, tonya; 1470 - National Sustainable Sales Kleinops, Percy K; 1495 - Toepfert, Chris; 1501 - Maloney, Ryan; 1820 - Holden, John; 1930 - Carzeri, Jenna
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storage-treasures.com.

A0026 - Gardiner, Scott; A0071 - Bresco, Carlos; B0010 - Hill, Jasmyne; D0006 - Galdamez, Chantae; E1131 - Hackett, Evelyn; E1137 - Hassell, Meagan; E1160 - Vercellona, Barbara; E1168 - Whipkey, Heather; E1178 - Adams, Angela; E1196 - Blackman, Stephen; E1204 - Durham, Barry; E1213 - Karakaris, Marie; E1219 - torres, Jahida; E1238 - Gemalsky, Eonna; E2225 - Medina, Joshua; E2290 - Karakaris, Marie; E2358 - Johnson, Melissa
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storage-treasures.com.

0A102 - amory, Robin; 0A122 - Smith, Britney; 0A134 - Taylor, Danielle; 0A140 - Wiesert, John; 0A154 - Rojas Velasquez, Maria; 0A217 - Hite, Tarsha; 0B008 - Shackett, Sarah; 0B027 - Rader, Brian; 0B050 - Goodrich, Kaitlyn; 0B052 - coyne, Kathleen; 0C015 - valenzano, Angela; 0D034 - POWERS, MICHAEL; 0E020 - Fields, Michael; 0E066 - McBride, Paris; 0E109 - Gill, Denise; 0E140 - Hill, Jakaila; 0E152 - smith, Tammy; 0E239 - poust, bobbiejo
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storage-treasures.com.

021 - Kistler, Brad; 050 - Horn, Janice; 056 - Sanduqa, Dave; 059 - Jones, James; 101 - Kalland, Jordan; 113 - Manavis, Spiros; 140 - Hartnett, Sara; 142 - Ruzicka, Helen; 153 - Woodie, Byronn; 241 - Dmonkos, Diana; 294 - Kistler, Brad; 308 - Haywood, Heather; 334 - Morrisson, Aimee; 350 - Rucker, Jacqueline; 405 - Mothers of Minors Inc Clark, Andrea; 481 - Scydick, Terry
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
Sale to be held at www.storage-treasures.com.

1014 - Parlette, Edward; 1027 - Coy, Mitchell; 1060 - Mausshardt, Irene; 1098 - Sarmiento, Jeremiah; 1119 - Surette, Jasmine; 1144 - Cutler, Thomas; 1146 - ely, Alyssa; 1181 - Hicks, Ashley; 1185 - cheverino, Anthony; 2009 - Browning, Kyle; 2049 - Moore, Morgan; 2183 - Bass, Jackson; 2266 - Frith, Joy; 2267 - goodman, dorothy; 2279 - Bass, Sophia; 3030 - Barber, Shawn; 3106 - Mullinax, Natalie; 3131 - Christian, Gordon; 3239 - Caldwell, Andrew J; 3261 - Wilcox, Janae; 3263 - Ryder, Mark; 3267 - Winkelman, Justin; 3290 - Cowsky, Amber; 3293 - Bishop, Brooke; 3294 - Crossman, Greg; 3297 - Gould, Fred S; 3299 - Swenton, Chris; 3340 - rossi, Donald; 3345 - Keen, Delores; 3348 - Vick, Mark
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:45 PM
Sale to be held at www.storage-treasures.com.

1028 - Haynie, Melanie Marie; 1034 - Gonzalez, Maritza; 1055 - Ashcraft, Nadine; 1059 - Lynn, Katey; 1060 - Miller- Johnson, Denetrius Michele; 1133 - Torres, Stephanie; 1138 - Bowermaster, Cathy; 2060 - Webster, Stephanie; 2115 - Garcia, Russell; 2229 - Ali, Tara; 3059 - Desaulniers, Dee; 3075 - White, Elna; 3110 - Lockett, Tim; 3119 - Lockett, Tim; 3147 - Ortiz, Milton; 3164 - Williams, Freddie; 3183 - Negron, Lizette; 3199 - Lowe, Eric; 3200 - Fonseca, Eric; 3216 - Fackler, Dallas; 3218 - Williams, Freddie; 4013 - Frank, Nicki; 4050 - Fortney, Melissa; 4072 - Lockett, Tim; 4077 - Kazee, William
PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:30 PM
Sale to be held at www.storage-treasures.com.

A007 - Crooms, Amber; B009 - Bologna, April; H020 - Burke-Ducharme, Adriana; I015 - Green, Stephen; J014-15 - Salone II, Philip; K007 - Arbuckle, Bart; L009 - Cranford, Jason
PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM
Sale to be held at www.storage-treasures.com.

0102 - Cowie, Catherine; 0114 - Bellville, Joseph; 0124 - On Time Courier Service HAYGOOD, BRIAN; 0140 - Cowie, Catherine; 0245 - REDDING, MARQUI DAQUAN; 0307 - Torres, Anijia; 0318 - Williams, Tommy; 0508 - Almonte, Catherine; 0517 - Smith, Naomi; 1000 - Cowie, Catherine; 2020 - Lutz, Michelle; 2040 - Horn, Marshall; 2047 - Cowie, Catherine; 2056 - Cowie, Catherine; 2066 - Havenner, Reanna; A028 - Fuller, Jeff; A039 - Cowie, Catherine; A055 - Patterson, Ashley Eugene; A085 - nipper, Tonia
PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 02:00 PM
Sale to be held at www.storage-treasures.com.

0312 - Lopez, Carmen; 1525 - Poe, James; 1703 - Poe, James; 1709 - Mudry, Avelina; 1710 - Mocabay, Claudia; 1721 - Garcia, Sherie; 2313 - Bammann, Ray; 2520 - lawrence, Timothy; 2552 - Derkowski, Stephen; 2554 - Oram, Tiffany
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 5, 12, 2026 26-01284P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, June 16, 2026, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Richard McGrath, District Manager
Governmental Management Services - Tampa, LLC
June 5, 2026 26-01283P

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 We Rock the Spectrum Kids Gym - Trinity located at 2114 Seven Springs Blvd in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of May, 2026
Dalton & Jordan Pletscher
June 5, 2026 26-01298P

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 THE OPAL AT NEW PORT RICHEY located at 6120 Congress St in the City of NEW PORT RICHEY, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of June, 2026
OSL GV 3 HOLDINGS LLC
June 5, 2026 26-01301P

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 Activity Planner Pro located at 6417 Silver Oaks Drive in the City of Zephyrhills, Pasco, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of May, 2026
Jesse Tillman Pitts
June 5, 2026 26-01297P

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 Anger Management Florida located at 9734 Katy Drive Unit 5 in the City of Hudson, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2026
Lemon Therapy LLC
June 5, 2026 26-01296P

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 Raven Reality Studios located at 6700 Date Palm Blvd #11 in the City of Port Richey, Pasco, FL 34668-5546 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2026
Mark Melesenka
June 5, 2026 25-01316P

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 K-B Clearing and More LLC located at 39205 Kendell Dr in the City of Zephyrhills, Pasco, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of June, 2026
Kenneth York Jr
June 5, 2026 26-01302P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 23, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line June 12, 2026, at 6:00am and ending June 23, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit
Miles B. Carpentier F018
Yudislaura Nieves A034
Walter R. Thompson B050
June 5, 12, 2026 26-01319P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that AVIATION INSTRUMENT TECHNOLOGIES, INC, OWNER, desiring to engage in business under the fictitious name of ATI LABS located at 39520 AVIATION AVE, ZEPHYRHILLS, FLORIDA 33542 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 5, 2026 26-01295P

FIRST INSERTION

Notice Of Public Sale

United of Pasco Self Storage, U-Stor Ridge Rd and U-Stor Zephyrhills Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on June 22, 2026, at the times and locations listed below. Units contain general household goods, tools, fishing tackle, and a Ford food truck (truck is for parts only). All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

UNITED OF PASCO SELF STORAGE
Start: June 22, 2026 10:30 AM EST
End: June 29, 2026 3:00 PM EST
Location: 11214 US Hwy 19 North Port Richey, FL 34668

Bidding: All bidding will take place online at bid13.com
B356 Roger Smith
B20 Carrie Binde
B259-B260 Anne Bartlett
R58 Ganesh Umopathy
U-STOR RIDGE RD
Start: June 22, 2026 10:30 AM EST
End: June 29, 2026 3:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668

Bidding: All bidding will take place online at bid13.com
C206 Medghyne Calonge
C275 Medghyne Calonge
U-STOR ZEPHYRHILLS
Start: June 22, 2026 10:30 AM EST
End: June 29, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541

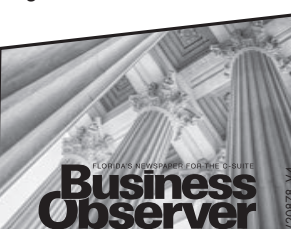
Bidding: All bidding will take place online at bid13.com
D7 Regina Sones
D42AC Micaela Hernandez
C76 Martin Asua
June 5, 12, 2026 26-01306P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



Q&A Who benefits from legal notices? You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large. When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- PUBLIC NOTICES ---

FIRST INSERTION

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
ASTURIA COMMUNITY DEVELOPMENT DISTRICT**
Pasco County, Florida

Notice is hereby given that the Asturia 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 ("Project Manual"). The Project Manual for the request for proposals ("RFP") will be available for public inspection and may be obtained beginning Friday, June 5, 2026, by sending an email to Director of Field Services, Clayton Smith - csmith@gmscf.com Copy Field Manager Matt Azriel - mazriel@gms-tampa.com. Each Project Manual will include, but not be limited to, the RFP, proposal, contract documents, project scope, technical specifications, and site plan. The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured. Each Proposer must attend the mandatory pre-proposal meeting as specified within the Project Manual and failure to do so may result in rejection of the proposal or a reduction in points.

Firms desiring to provide services for this project must submit in a sealed package one (1) hard copy original and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EDT) on Friday, July 17, 2026, at 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Brian Young. Proposals may be either mailed or hand-delivered. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$5,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Asturia Community Development District - Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned unopened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services-Tampa, LLC, at bYoung@gms-tampa.com with a copy to NViverito@gms-tampa.com, or by calling (813) 344-4844. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Each person who decides to appeal any decision made with respect to any matter considered at a 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.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, and are available from the District Manager, Governmental Management Services-Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, BYoung@gms-tampa.com and NViverito@gms-tampa.com, (813) 344-4844. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

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. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Director of Field Services, Clayton Smith - csmith@gmscf.com Copy Field Manager Matt Azriel - mazriel@gms-tampa.com.

Asturia Community Development District
Brian Young, District Manager

June 5, 2026

26-01315P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP000674CPAXWS
Division Probate
IN RE: ESTATE OF
RONALD EARL ENGEL,
Deceased.**

The administration of the estate of Ronald Earl Engel, deceased, whose date of death was March 17, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 June 5, 2026.

Personal Representative:
Samuel James Charles Martin
17708 Coyote Road
Hudson, FL 34667-6029
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Addresses:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
June 5, 12, 2026 26-01294P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-387
IN RE: ESTATE OF
BARBARA JOYCE OVERLY,
Deceased.**

The administration of the estate of BARBARA JOYCE OVERLY, deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY
PROBATE DIVISION
File No. 2026-CP-780
IN RE: ESTATE OF
DIANA BARBARA BURNS
Deceased.**

The administration of the estate of Diana Barbara Burns, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 530 Little Road, Suite 105 New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000605CPAXES
Division Probate
IN RE: ESTATE OF
SHERRY LEVESQUE a/k/a
SHERRY TURLEY LEVESQUE
Deceased.**

The administration of the estate of SHERRY LEVESQUE a/k/a SHERRY TURLEY LEVESQUE, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 5, 2026.

Personal Representative:
ALLYSON HIRSCH
Attorney for Personal Representative:
JOHN A. WILLIAMS, ESQ.
Florida Bar No. 0486728
The Law Offices of John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnawilliamsllaw.com
Secondary E-Mail:
service@johnawilliamsllaw.com
June 5, 12, 2026 26-01291P

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 June 5, 2026.

Personal Representative:
Diana Knauff
2358 Ecuadorian Way Apt 6
Clearwater, Florida 33763
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. MICHAEL KOUSKOUTIS, ESQ.
Florida Bar Number: 883591
623 E. Tarpon Ave, Ste. A
Tarpon Springs, FL 34689
Telephone: (727) 942-3631
Fax: (727) 934-5453
E-Mail: nmk@nmkllaw.com
Secondary E-Mail:
transcribe123@gmail.com
June 5, 12, 2026 26-01307P

The date of first publication of this notice is: June 5, 2026.

CARMEN JILL HERHOLZ
Personal Representative
1148 Pleasantview Drive
Flushing, MI 48433
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
June 5, 12, 2026 26-01290P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2026-CP-000790-WS
IN RE: ESTATE OF
ALAN KOSOW
A/K/A ALAN L. KOSOW
A/K/A ALAN LAWRENCE KOSOW
Deceased.**

The administration of the estate of Alan Kosow a/k/a Alan L. Kosow a/k/a Alan Lawrence Kosow, deceased, whose date of death was February 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road. 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 June 5, 2026.

Personal Representative:
Mallory Kosow
2342 West Bloomingdale Avenue
Apt. 403
Chicago, Illinois 60647
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS &
DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
June 5, 12, 2026 26-01300P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0578
IN RE: ESTATE OF
FREESA ANNE BARBER,
Deceased.**

The administration of the estate of FREESA ANNE BARBER, deceased, whose date of death was January 26, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the street address of which is Attn: Probate, 38053 Live Oak Avenue, Dade City, FL 33523 and the mailing 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.

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-734
IN RE: ESTATE OF
BARBARA B. MACDONALD AKA
BARBARA BRAYTON
MACDONALD
Deceased.**

The administration of the estate of BARBARA B. MACDONALD AKA BARBARA BRAYTON MACDONALD, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 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 June 5, 2026.

Personal Representative:
LISA J. MOORE
3602 Hunting Creek Loop
New Port Richey, Florida 34655
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
June 5, 12, 2026 26-01282P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2026-CP-0731-WS
IN RE: ESTATE OF WILLIAM LAWRENCE LOWRIE 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 WILLIAM LAWRENCE LOWRIE, deceased, File Number 51-2026-CP-0731-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was December 29, 2025; that the total value of the estate is approximately \$13,480.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Barbara Jane Lowrie
14047 Shoal Dr.
Hudson, FL 34667

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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is June 5, 2026.

Person Giving Notice:
Barbara Jane Lowrie
14047 Shoal Dr.
Hudson, Florida 34667
Attorney for Person Giving Notice

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
Secondary E-Mail: peytonlaw2@gmail.com
June 5, 12, 2026 26-01289P

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

GENERAL JURISDICTION DIVISION

CASE NO. 2026-CA-000347 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. MAGA INVESTMENTS OF TAMPA FLORIDA LLC, MARK ROSENBERG, KEN JACK, LOANHIVE RE LLC, AC TECH LLC, AVSHALOM HADAD, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2, Defendant.

To: MAGA INVESTMENTS OF TAMPA FLORIDA LLC c/o Ken Jack as Registered Agent 1646 West Snow Avenue Tampa, Florida 33606 KEN JACK 5018 East 122nd Avenue

Temple Terrace, Florida 33617
LAST KNOWN ADDRESSES STAT-ED, CURRENT RESIDENCES UNKNOWN

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1, 2, 3 AND 4, BLOCK F30 AND LOT 4, BLOCK F26, LAKE-SIDE ESTATES, INC., UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND VACATED ALLEY LYING BETWEEN LOTS 2 AND 3, BLOCK 30 AND VACATED DESOTA LANE LYING BETWEEN LOT 1, BLOCK F30 AND LOT 4, BLOCK F26, AS PER RESOLUTION #78-68 RECORDED IN OFFICIAL RECORDS BOOK 922, PAGE 987, ALL FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 4, BLOCK F30, LAKESIDE ESTATES, INC., UNIT 1, AND RUN NORTH ALONG THE WESTERLY

BOUNDARY AND NORTHERLY EXTENSION THEREOF 490.00 FEET; THENCE EAST 150.00 FEET; THENCE SOUTH 490.00 FEET; THENCE WEST 150.00 FEET TO THE POINT OF BEGINNING, LYING IN SECTION 28, TOWNSHIP 25 SOUTH, RANGE 20 EAST, 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 Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 6, 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 1 day of June, 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 25-14681FL
June 5, 12, 2026 26-01304P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 25-CC-6972 ARBORWOOD AT SUMMERTREE, INC. a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF ANN COLLETTI, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Lot 272, ARBORWOOD AT SUMMERTREE, according to the plat thereof, recorded in Plat Book 22, Page 50 through 63, Public Records of Pasco County, Florida. Property Address: 11627 Aspenwood Drive, New Port Richey, Florida 34654.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on July 2, 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 2nd day of June, 2026.

NIKKI ALVAREZ-SOWLES, ESQ., CLERK OF THE CIRCUIT COURT s/Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100
June 5, 12, 2026 26-01312P

FIRST INSERTION

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

CASE NO. 2025CA003828CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAVID GRAY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 26, 2026 in Civil Case No. 2025CA003828CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and David Gray, 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 24th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 43, Greens at Hidden Creek, a subdivision according to the plat thereof recorded at Plat Book 57, Pages 147 through 153, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13710FL
June 5, 12, 2026 26-01286P

FIRST INSERTION

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

CASE NO. 2026CA000982CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CANDICE SEWARD, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF PAULA N MARTANIUK A/K/A PAULA MARTANIUK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 6, WILLOW BEND TRACT MF-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 102 THROUGH 106, INCLUSIVE, 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 Raymer Leibert Pierce, LLP, Jamie Juster, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 6, 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 28 day of May, 2026.

NIKKI ALVAREZ-SOWLES, ESQ., CLERK OF COURT OF PASCO COUNTY As Clerk of the Court (SEAL) BY: Shakira Ramirez Pagan 2026-CA-982ES 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 25-15467FL
June 5, 12, 2026 26-01281P

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. 2024CA000841CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. MICHAEL J. KRIETEMEYER A/K/A MICHAEL KRIETEMEYER; JENNIFER KRIETEMEYER; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 8, 2026 and entered in Case No. 2024CA000841CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and MICHAEL J. KRIETEMEYER A/K/A MICHAEL KRIETEMEYER; JENNIFER KRIETEMEYER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; are defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash

BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 50, RIDGEWOOD UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 136 AND 137, 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact 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."

Dated this 27th day of May 2026.
By: /s/ Marc Granger, Esq.
Bar. No.: 1468701
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 24-00311 SF
June 5, 12, 2026 26-01279P

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. 2019 CA 001161 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1, Plaintiff, vs. DAVID R. VOGEL A/K/A DAVID VOGEL, et al., Defendant.

NOTICE OF FORECLOSURE SALE GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, 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 22nd day of June, 2026 at 11:00 AM on

the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 651, BEAR CREEK SUB-DIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 135 THROUGH 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
19-00487FL
June 5, 12, 2026 26-01280P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-000762-WS
Division: J

IN RE: The Estate of DOLORES JEAN EVERETTE, a/k/a DOLORES J. EVERETTE, a/k/a DELORES EVERETTE, 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 Dolores Jean Everette, a/k/a Dolores J. Everette, deceased, File Number 26-CP-000762-WS, Division J, 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 2, 2025; that the total value of the estate is \$58,834.67 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Jeffrey A. Sommers, as Trustee of THE DOLORES J. EVERETTE TRUST,
9548 Sunshine Boulevard
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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is June 5, 2026.

Person Giving Notice:
/s/ Jeffrey A. Sommers
Jeffrey A. Sommers
9548 Sunshine Boulevard
New Port Richey, Florida 34654
Attorney for Person Giving Notice
/s/ Jeffrey A. Herzog
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF
JEFFREY A. HERZOG, P.A.
1805 Cypress Brook Drive, Suite 102
Trinity, Florida 34655
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail: Probate@jherzoglaw.com
June 5, 12, 2026 26-01313P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.:
2024CA000874CAAXWS
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
FRANK MARTELLO, AS
SUCCESSOR TRUSTEE OF
THE PATRICIA A. MARTELLO
TRUST AGREEMENT DATED
SEPTEMBER 8, 2022, ET AL.,
Defendants.

To the Following Defendant:
BEAR CREEK VILLAGE OWNERS
ASSOCIATION, INC.
7516 BEACON WOODS DRIVE
BAYONET POINT, FL 34667

and all parties claiming interest by,
through, under or against Defendant
Bear Creek Village Owners Association,
Inc., and all parties having or claiming
to have any right, title, or interest in the
property herein described;

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

Lot 433, Bear Creek Unit Five, ac-
cording to the map or plat thereof
as recorded in Plat Book 25, Page
9, Public Records of Pasco County,
Florida.
commonly known as 11334
Stoneybrook Path, Port Richey, FL
34668,

has been filed against you and you are
required to serve a copy of your written
defenses, if any, upon Lauren Raines,
Esq., Plaintiff's attorney, whose address
is Bradley Arant Bault Cummings, LLP,
1001 Water Street, Suite 1000, Tampa,
FL 33602, 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 Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the Complaint. DUE ON OR BEFORE
JULY 6, 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., Pas-
co County Government Center, 7530

Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New
Port Richey or 352.521.4274, ext 8110
(voice) in Dade City or 711 for the hear-
ing impaired.

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

The court does not provide trans-
portation and cannot accommodate
such requests. Persons with disabilities
needing transportation to court should

contact their local public transportation
providers for information regarding
transportation services.

DATED ON June 2, 2026
Nikki Alvarez-Sowles
Clerk of the Circuit Court
Pasco County Clerk & Comptroller
By: Shakira Ramirez Pagan
Deputy Clerk

Submitted by:
Lauren G. Raines
Bradley Arant Bault Cummings LLP
1001 Water Street, Suite 1000
Tampa, FL 33602
June 5, 12, 2026 26-01308P

FIRST INSERTION

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

Case No. **2026CA001589CAAXES**
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Ronald G. Kroll Jr., Deceased;
Jessica M. Rainsberger, Personal
Representative of the Estate of
Ronald G. Kroll Jr., Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against
the Estate of Ronald G. Kroll, Jr.,
Deceased

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

THE EAST 130.85 FEET OF
TRACT 84, ZEPHYRHILLS
COLONY COMPANY LANDS,
IN SECTION 15, TOWNSHIP
26 SOUTH, RANGE 21 EAST,
AS RECORDED IN PLAT
BOOK L PAGE 55, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
TOGETHER WITH AN EASE-
MENT FOR INGRESS AND
EGRESS OVER AND ACROSS
THE SOUTH 10 FEET OF THE
WEST 534.00 FEET OF TRACT
84, ZEPHYRHILLS COLONY
COMPANY LANDS, IN SEC-
TION 15, TOWNSHIP 26
SOUTH, RANGE 21 EAST,
AS RECORDED IN PLAT
BOOK 1 PAGE 55, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
TOGETHER WITH AN EASE-
MENT FOR INGRESS AND
EGRESS OVER AND ACROSS
THE SOUTH 10 FEET OF THE
WEST 534.00 FEET OF TRACT
84, ZEPHYRHILLS COLONY
COMPANY LANDS, IN SEC-
TION 15, TOWNSHIP 26
SOUTH, RANGE 21 EAST,
AS RECORDED IN PLAT
BOOK 1 PAGE 55, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
TOGETHER WITH AN EASE-

MENT FOR INGRESS AND
EGRESS OVER AND ACROSS
THE SOUTH 10 FEET OF THE
WEST 534.00 FEET OF TRACT
84, ZEPHYRHILLS COLONY
COMPANY LANDS, IN SEC-
TION 15, TOWNSHIP 26
SOUTH, RANGE 21 EAST, AS
RECORDED IN PLAT BOOK 1,
PAGE 55, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA, BEING SUBJECT
TO A ROAD RIGHT-OF-WAY
OVER AND ACROSS THE
WEST 10 FEET THEREOF.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff's attorney, whose address is 4919
Memorial Hwy, Suite 135, Tampa, FL
33634, within thirty (30) days of the
first date of publication on or before
July 6, 2026, and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED
ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS

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

DATED on June 2, 2026.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's Attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01702
June 5, 12, 2026 26-01310P

FIRST INSERTION

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

CASE NO. **2026CA000982CAAXES**
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
CANDICE SEWARD, et al.,
Defendant.

ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, AND AGAINST ESTATE OF
PAULA N MARTANIUK A/K/A PAU-
LA MARTANIUK, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEEES, OR OTHER
CLAIMANTS

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

LOT 6, WILLOW BEND TRACT
MF-2, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 35,
PAGE(S) 102 THROUGH 106,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA

has been filed against you and you are
required to file a copy of your writ-
ten defenses, if any, to it on McCalla
Raymer Leibert Pierce, LLP, Jamie
Juster, Attorney for Plaintiff, 225 East
Robinson Street, Suite 155, Orlando,
FL 32801 and file the original with the
Clerk of the above-styled Court on or
before July 6, 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 pro-
vision of certain assistance. Please contact
the Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) in New Port Richey; (352)
521-4274, ext 8110 (V) in Dade City, at
least 7 days before your scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than 7 days; if you are hearing impaired
call 711. The court does not provide
transportation and cannot accommo-
date for this service. Persons with dis-
abilities needing transportation to court
should contact their local public trans-
portation providers for information re-
garding transportation services.

WITNESS my hand and seal of this
Court this 28 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
25-15467FL
June 5, 12, 2026 26-01287P

FIRST INSERTION

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

2026CA000353CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR HARBORVIEW MORTGAGE
LOAN TRUST MORTGAGE LOAN
PASS-THROUGH CERTIFICATES,
SERIES 2006-5,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF RALPH
WARBURTON, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
RALPH WARBURTON, DECEASED,
whose residence is unknown if he/
she/they be living; and if he/she/they
are dead, the unknown defendants
who may be spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees, and all parties claiming an
interest by, through, under or against
the Defendants, who are not known to
be dead or alive, and all parties having
or claiming to have any right, title or
interest in the property described in the
mortgage being foreclosed herein.

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

THE EAST 73.0 FEET OF LOTS
8, 9 AND 10, BLOCK 21, CITY
OF ZEPHYRHILLS, ACCORD-
ING TO THE PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 1, PAGE 54 OF THE

PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of
this Court at Pasco County, Florida, this
May 29, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(Seal) By: Shakira Ramirez Pagan
Deputy Clerk

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-345304
June 5, 12, 2026 26-01293P

FIRST INSERTION

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

2024CA000530CAAXWS
ADVANTA IRA SERVICES, LLC
f/b/o IRA #8004820,
Plaintiff, vs.

JOHN R. LEYDEN and SUSAN
S. LEYDEN, Husband and wife;
JOHN ROBERT LEYDEN,
Individually; STATE OF FLORIDA,
DEPARTMENT OF REVENUE;
JOHN DOE, JANE DOE and
UNKNOWN HEIRS OF JOHN R.
LEYDEN

Notice is hereby given that, pursuant to
the Amended Uniform Final Judgment
of Foreclosure entered in this cause on
May 6, 2026, the Clerk of the Court will
sell the real property situated in Pasco
County, Florida, described as:

Parcel 1:
Lot 1, Block A, SUNSET ES-
TATES, according to plat thereof
as recorded in Plat Book 5, Page
165, Public Records of Pasco Coun-
ty, Florida.
Parcel ID #
27-24-16-0130-00A00-0010
Parcel 2:
Lot 2, Block A, SUNSET ES-
TATES, according to plat thereof
as recorded in Plat Book 5, Page
165, Public Records of Pasco Coun-
ty, Florida.
Parcel ID #
27-24-16-0130-00A00-0020
Parcel 3:
The West 100 feet of the North
125 feet of the North Half (N 1/2)
of Lot 19, Block A, and the East
50 feet of the West 150 feet of the
North 125 feet of the North Half
(N 1/2) of said Lot 19, Block A,
U.S. 19 NO. 9 ADDN, according

to plat thereof as recorded in Plat
Book 5, Page 66 of the Public Re-
cords of Pasco County, Florida.
Property address: 7436 New York
Ave., Hudson, Florida 34667
Parcel ID #
27-24-16-0010-00A00-0192

at public sale, to the highest and
best bidder, for CASH, such sale to
be held online at [http://www.pasco.
realforeclose.com](http://www.pasco.realforeclose.com), beginning at 11:00
a.m. on August 11, 2026. Any person
claiming an interest in the surplus from
the sale, if any, other than the property
owner as of the date of the lis pendens,
must file a claim within 60 days after
the sale.

If you are a person with a disability
who needs any accommodation in order
to access court facilities or to partici-
pate in a court proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. To request
such an accommodation, please con-
tact the Sixth Judicial Circuit Court's
ADA Coordinator at least seven days
before your scheduled court appear-
ance, or immediately upon receiving
this notification if the time before
the scheduled appearance is less than
seven days. If you are hearing or voice
impaired, call 711. The Court's ADA
Coordinator web page link below
details the nature of the accommoda-
tions that can be provided by the
Florida Courts under the ADA.
Steven F. Thompson, Esq.
Florida Bar No. 0063053
sthompson@thompsonclg.com
Tyler J. Caron, Esq.
Florida Bar No. 0100185
tcaron@thompsonclg.com
Thompson Commercial Law Group
615 W. DeLeon Street
Tampa, Florida 33606
Telephone: (813) 387-1821
Telecopier: (813) 387-1824
Attorneys for the Plaintiff.
June 5, 12, 2026 26-01299P

FIRST INSERTION

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

CASE NO. **2025CA002674CAAXWS**
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF CHRYSOULA
BALATSAS, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF CHRYSOULA BALATSAS,
DECEASED,
whose residence is unknown if he/
she/they be living; and if he/she/they
be dead, the unknown defendants
who may be spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees, and all parties claiming an
interest by, through, under or against
the Defendants, who are not known to
be dead or alive, and all parties having
or claiming to have any right, title or
interest in the property described in the
mortgage being foreclosed herein.

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

LOT 118, CYPRESS LAKES
UNIT 3, PHASE 1, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 30, PAGES 59
THROUGH 61, INCLUSIVE,
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA.

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

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

WITNESS my hand and the seal of
this Court at Pasco County, Florida, this
June 1, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(Seal) By: Shakira Ramirez Pagan
Deputy Clerk

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-326995
June 5, 12, 2026 26-01305P

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.: 2025CA002766

ONSLOW BAY FINANCIAL, LLC.,
Plaintiff, vs.
THE ESTATE OF GREGG
KESSLER, DECEASED;
MATTHEW KESSLER,
INDIVIDUALLY AND AS
CO-PERSONAL
REPRESENTATIVE OF THE
ESTATE OF GREGG KESSLER,
DECEASED; CLIFTON KESSLER,
INDIVIDUALLY AND AS
CO-PERSONAL
REPRESENTATIVE OF THE
ESTATE OF GREGG KESSLER,
DECEASED; MIRADA MASTER
HOMEOWNERS 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 15, 2026 in Civil
Case No. 2025CA002766, of the Cir-
cuit Court of the SIXTH Judicial
Circuit in and for Pasco County, Florida,
wherein, ONSLOW BAY FINANCIAL,
LLC, is the Plaintiff, and THE ESTATE
OF GREGG KESSLER, DECEASED;
MATTHEW KESSLER, INDIVIDU-
ALLY AND AS CO-PERSONAL REP-
RESENTATIVE OF THE ESTATE
OF GREGG KESSLER, DECEASED;
CLIFTON KESSLER, INDIVIDU-
ALLY AND AS CO-PERSONAL REP-
RESENTATIVE OF THE ESTATE
OF GREGG KESSLER, DECEASED;
MIRADA MASTER HOMEOWNERS
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](http://www.pasco.
realforeclose.com) on August 13, 2026
at 11:00:00 AM EST the following
described real property as set forth in
said Final Judgment, to wit:

LOT 110, BLOCK 23, MIRADA
PARCEL 16-1, ACCORDING
TO THE PLAT AS RECORDED
IN PLAT BOOK 80, PAGES 84
THROUGH 90, 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 dis-
ability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,
FL 34654; Phone: 727.847.8110 (voice)
in New Port Richey, 352.521.4274, ext
8110 (voice) in Dade City, Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this 29th 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
1184-2680B
June 5, 12, 2026 26-01303P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CA-000643

M&T BANK, Plaintiff, vs. ROBERT NIEHAUS JR, et al., Defendants.
TO:
Robert Niehaus Jr
4816 Mirage Avenue
Holiday, FL 34690
Robert Niehaus Jr
827 Village Way
Palm Harbor, FL 34683
Unknown Spouse of Robert Niehaus Jr
4816 Mirage Avenue
Holiday, FL 34690
Unknown Spouse of Robert Niehaus Jr
827 Village Way
Palm Harbor, FL 34683

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

Lot 539, of Crest Ridge Gardens - Unit Six, as per plat thereof, as recorded in Plat Book 8, Page 113, 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 JULY 6, 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 June 2, 2026.

(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
June 5, 12, 2026 26-01311P

FIRST INSERTION

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

2026CA000692CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. BRENT M BENNETT AND REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHELY, et al., Defendants.
TO:
BRENT M BENNETT
8337 SHALLOW CREEK CT, NEW PORT RICHEY 34653
UNKNOWN SPOUSE OF BRENT M. BENNETT AKA BRENT BENNETT
8337 SHALLOW CREEK CT, NEW PORT RICHEY 34653

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

TRACT 573 OF THE UNRECORDED PLAT OF PARKWOOD ACRES SUBDIVISION, UNIT FOUR, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 17' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2,150.0 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 89 DEGREES 17' 10" WEST A DISTANCE OF 100.0 FEET, THENCE SOUTH 00 DEGREES 51' 07" WEST, A DISTANCE OF 250.0 FEET, THENCE SOUTH 89 DEGREES 17' 10" EAST, A DISTANCE OF 100.0 FEET, THENCE NORTH 00 DEGREES 51' 07" EAST A DISTANCE OF 250.0 FEET TO THE POINT OF BEGIN-

NING, EXCEPTING THEREFROM THE SOUTHERLY AND NORTHERLY 25.0 FEET THEREOF TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES.

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 JULY 6, 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
25-05382
June 5, 12, 2026 26-01292P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025CA004118CAAXWS
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MICHAEL LEE ADIX, et al., Defendant.

TO: CORINNE ADIX
17031 KETTLE LANE APT 409
LAND O LAKES, FL 34638
NOTICE OF ACTION
UNKNOWN TENANT IN POSSESSION 2
2902 PUNTA PALMA COURT
HOLIDAY, FL 34691
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

LOT 10, KEY VISTA PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 102 TO 112, INCLUSIVE, 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 Curtis Wilson, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before JULY 6, 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 on June 3, 2026, 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
25-14647FL
June 5, 12, 2026 26-01318P

FIRST INSERTION

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

CASE NO.: 2025CA001050
NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY D. COX A/K/A LARRY DEAN COX, et al., Defendants.

TO: Angela Maria Cox Benjamin
1621 Battleground Avenue
Greensboro, NC 27408
Angela Maria Cox Benjamin
8543 Benbow Merrill Rd.
Oak Ridge, NC 27310
Angela Maria Cox Benjamin
21312 114th PL
Live Oak, FL 32060
Angela Maria Cox Benjamin
1405 Duval St. NE, Lot 18
Live Oak, FL 32064
Angela Maria Cox Benjamin
1200 Lanada Rd.
Greensboro, NC 27407
Angela Maria Cox Benjamin
4255 Pine Cone Ter.
Northport, FL 34286
Unknown Personal Representative of the Estate of Larry D. Cox a/k/a Larry Dean Cox
Last known address: Unknown
Unknown Heirs, Beneficiaries and Devises of the Estate of Larry D. Cox a/k/a Larry Dean Cox
Last known address: Unknown

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

Lot 120, LAKESHORE RANCH PHASES 2 & 3, according to the Plat thereof recorded in Plat Book 63, Page 51, of the Public

Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, 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 JULY 6, 2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this June 3, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
June 5, 12, 2026 26-01317P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 512026CA000547CAAXWS
Freedom Mortgage Corporation Plaintiff, vs. Karen Heilbron Rada; Mauricio Diaz Rivas; United States of America on behalf of the Secretary of Housing and Urban Development; Ashton Oaks Homeowners' Association, Inc. Defendants.

TO: Karen Heilbron Rada and Mauricio Diaz Rivas
Last Known Address: 4049 Pacente Loop, Wesley Chapel, FL 33543

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

LOT 203, ASHTON OAKS SUBDIVISION, PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 84 THROUGH 92, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before

July 6, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on June 2, 2026.

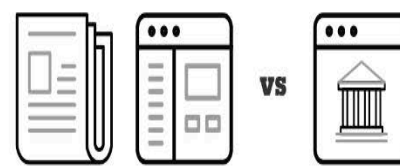
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's Attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 23-F02250
June 5, 12, 2026 26-01309P

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

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 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	Commercial Notices	Court Notices
Government Meetings and Hearings	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Probate Findings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Divorces and Adoptions
		Orders to Appear in Court

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To publish your legal notice call: 941-906-6386 or Legal@BusinessObserverFL.com

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-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

SECOND 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. 732.2211, 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.

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

SECOND 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. 732.2211, 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:
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

SECOND 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. 732.2211, 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:
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

SECOND 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. 732.2211.

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

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906-V9

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 Land and Water Use Meeting Minutes or Summaries Creation of Special Tax Districts Agency Proposals School District Reports Proposed Budgets and Tax Rates 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
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To publish your legal notice call: 941-906-8386 or Legal@BusinessObserverFL.com

SECOND INSERTION

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

CASE NO.:
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 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,

SECOND INSERTION

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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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 YENILEIDYS 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 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

SECOND INSERTION

NOTICE OF ACTION AGAINST DEFENDANT BRITTANY RECHELLE GARCIA, UNKNOWN TENANT 1, UNKNOWN TENANT 2 AND UNKNOWN SPOUSE 1, OF BRITTANY RECHELLE 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 RECHELLE 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 RECHELLE 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 RECHELLE GARCIA, UNKNOWN TENANT 1, UNKNOWN TENANT 2 AND UNKNOWN SPOUSE 1, OF BRITTANY RECHELLE 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

SECOND 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: RJCServ@putnampa.com
May 29; June 5, 2026 26-01239P

SECOND 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
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 29; June 5, 2026 26-01237P

SECOND 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: May 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 26-01255P

SECOND 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

SECOND 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 a clerk.

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

Person 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

SECOND 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 Valmont.

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

SECOND INSERTION

Affordable Secure Storage Hudson Public Notice
Notice of Sale

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

Unit S07 - D. Smith
Unit H11 - D. Harmon
Unit N05 - K. Lookabaugh
Unit S10 - K. Lookabaugh
Unit G02 - F. Trentacoste
Unit A04 - M. Trentacoste
Unit A02 - 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

SECOND 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

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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
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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000061TDAXXX

NOTICE IS HEREBY GIVEN, That MAURICE JOHNSON, 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 #: 1703326
Year of Issuance: 06/01/2018
Description of Property:
29-25-19-0000-01500-0100
NORTH 30.00 FT OF THE
NORTH 1/2 OF THE SW1/4
OF THE SW1/4 OF THE SW1/4
SUBJECT TO AN INGRESS &
EGRESS EASEMENT PER OR
1423 PG 184 & PER OR 1945 PG
512 OR 399 PG 260

Name(s) in which assessed:
ELIZABETH RIEGLER MAC-
MANUS
ESTATE OF ELIZABETH
RIEGLER MACMANUS DE-
CEASED
ELIZABETH MACMANUS
ESTATE OF ELIZABETH MAC-
MANUS DECEASED

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01071P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000067DAXXX

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

Certificate #: 1705921
Year of Issuance: 06/01/2018
Description of Property:
15-25-17-0100-18000-0070
BLK 180 MOON LAKE NO 10
MB 5 PGS 128 TO 131 LOTS 7, 8
Name(s) in which assessed:
HELEN B BEAVER

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01077P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000088DAXXX

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

Certificate #: 2104581
Year of Issuance: 06/01/2022
Description of Property:
09-25-17-0020-00500-0070
MOON LAKE NO 2 PB 4 PG 74
LOTS 7 & 8 BLOCK 5 OR 9392
PG 1979

Name(s) in which assessed:
SAMA ATHENA FARAH

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01082P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000065DAXXX

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

Certificate #: 1707766
Year of Issuance: 06/01/2018
Description of Property:
09-25-16-0020-00000-004A
BROWN ACRES UNIT 1 PB
7 PG 105 LOT 4 EXC POR
DESC AS COM AT NW COR
OF SAID LOT 4 FOR POB TH
N89DEG59'08"E ALG NORTH
LINE OF LOT 4 56.00 FT TH
S00DEG00'52"EALG EAST
LINE OF LOT 4 74.00 FT TH
S53DEG06' 56"W10.00 FT TH
S00DEG00'52"E 8.00 FT TH
S89DEG59'08"W 48.00 FT TO
PT ON WEST LINE OF LOT
4 TH N00DEG00'52"W 88.00
FT TO POB & POR OF TRACT
36 OF PORT RICHEY LAND
COMPANY SUB PB 1 PG 61
DESC AS COM AT SW COR OF
SAID LOT 4 FOR POB TH ALG
SOUTH LINE OF LOT 4 56 FT
TO WEST LINE OF LOT 2 OF
SAID BROWN ACRES UNIT 1
TH S00DEG 00'52"E 79.06 FT
TO SOUTH LINE OF TRACT
36 TH S89DEG56'11"W ALG
SAID SOUTH LINE 56 FT TH
N00DEG00'52"W 79.11 FT TO
POB SLY 20 FT THEREOF SUB-
JECT TO EASEMENT FOR PUB-
LIC RD R/W &/ OR UTILITIES
OR 9355 PG 2531

Name(s) in which assessed:
880 CAR WASH INC
ROBBIE MALKI REGISTERED
AGENT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01075P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000070DAXXX

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

Certificate #: 1706250
Year of Issuance: 06/01/2018
Description of Property:
21-25-17-0120-20700-0300
MOON LAKE NO 12 PB 5 PGS
151 TO 153 LOTS 30 & 31 BLK
207 OR 1363 PG 415
Name(s) in which assessed:
CAROLYN K DILLMAN
ESTATE OF CAROLYN K NAU
DECEASED

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01080P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000066DAXXX

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

Certificate #: 1709447
Year of Issuance: 06/01/2018
Description of Property:
32-25-16-0500-00000-0300
TIMBER WOODS SUB PB 15 PG
8 LOT 30 OR 8225 PG 483
Name(s) in which assessed:
DENTON II LLC INC
JONATHAN R POLITANO REG-
ISTERED AGENT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01076P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000068DAXXX

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

Certificate #: 1705865
Year of Issuance: 06/01/2018
Description of Property:
15-25-17-0060-07800-0450
MOON LAKE ESTATES UNIT
6 PB 4 PGS 90-91 LOTS 45 46
BLOCK 78 OR 9148 PG 1896
Name(s) in which assessed:
DAVID PASSOS

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on June 18, 2026 at 10:00 am.

May 04, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 15, 22, 29; June 5, 2026
26-01078P

FOURTH 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

FOURTH 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

FOURTH 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 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



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / PUBLIC NOTICES ---

SECOND 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. A copy of the proposed budget and the agenda may be viewed on the District's website at www.lakeshoreranch.net at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844.

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. There may be occasions when staff or Board members may participate by speaker telephone.

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

THIRD 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 Plaintiffs, and Smith and Associates Real Estate LLC, Victoria Vickie Truex, John Done, are Defendants, 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

THIRD 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 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/ K/A ALICE WEBER VAIL, DECEASED, et al., Defendant(s).

Who's 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, or email to service@dwardmanlaw.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 1, 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@dwardmanlaw.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@dwardmanlaw.com,
May 29; June 5, 2026 26-01268P

SECOND INSERTION

Linda Faye
P.O. Box 947
Kingman AZ 86402
928-897-4434
lrichardson95@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.

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

SECOND 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

SECOND 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

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000090DAXXX

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

Certificate #: 2106387
Year of Issuance: 06/01/2022

Description of Property:
09-25-16-0760-00000-1730
PINELAND PARK UNREC PLAT LOT 173 BEING A POR OF TRACT 39 OF PORT RICHEY LAND COMPANY PB 1 PG 61 LOT 173 DESC AS COM AT NE COR OF TRACT 38 TH N89DG 51' 58"W ALG NORTH LINE OF TRACT 38 743.03 FT TH S00DEG 21' 13"W 220.00 FT TO POB TH N89DEG51' 58"W 50.00 FT TH S00DEG21' 13"W 110.00 FT TH S89DEG51' 58"E 50.00 FT TH N00DEG21' 13"E 110.00 FT TO POB; LESS & EXC EAST 1.00 FT THEREOF; NORTH 25.00 FT SUBJ TO EASEMENT FOR RD R/W & UTILITIES SOUTH 10.00 FT & EAST & WEST 3.00 FT SUBJECT TO DRAINAGE/UTILITY EASEMENT OR 6903 PG 1114 OR 7253 PG 647

Name(s) in which assessed:

TRUMAN AARON SMITH JR
MARIANNE FALKENBERG
MARIANNE HARWOOD

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 18, 2026 at 10:00 am.

May 04, 2026

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

By: Denisse Diaz
Deputy Clerk

May 15, 22, 29; June 5, 2026

26-01083P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000052TDAXXX

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 #: 2102536
Year of Issuance: 06/01/2022

Description of Property:
36-26-20-0020-05900-0050
NEW RIVER RANCHETTES UNIT 2 UNREC PLAT PORTION OF S1/2 OF TRACT 59 DESC AS SOUTH 1/2 OF FOLL DESC COM AT NE COR OF SECTION 36 TH S89DEG 43'27"W 1671.44 FT TH SOUTH 2001.32 FT FOR POB TH CONT SOUTH 660.00 FT TH WEST 660.00 FT TH NORTH 660.00 FT TH EAST 660.00 FT TO POB LESS & EXC EAST 528.09 FT THEREOF SOUTH 25 FT & EAST 25 FT RESERVED AS RD R/W FOR INGRESS & EGRESS AKA LOT 5 HIGHLAND FIVE CLASS III SUBDIVISION PER OR 4292 PG 44 OR 7370 PG 167

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

26-01064P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45

Bidder Number: 17388
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2025-CA-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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45

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

Case No. 2025-CA-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 E&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

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. 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

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.: 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.

GHI DOT TI | 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@ghidotitberger.com
25-005096-1
May 29; June 5, 2026 26-01263P

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) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 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

May 29; June 5, 2026 26-01260P

SECOND INSERTION

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

CASE NO.: 2025-CA-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) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 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

May 29; June 5, 2026 26-01260P