

PASCO COUNTY LEGAL NOTICES

--- PUBLICS---

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:15 AM
Sale to be held at www.storage treasures.com.
1172 - Harris, DuJuan; 1176 - PAULUS, JOSHUA AARON; 1193 - lugo, Victor; 1250 - Magill, Danielle; 2146 - Gizzi, Bill; 2284 - Molina, Susana; 3110 - Gray, Bryan; 3129 - Stampoulis, Patricia; 3235 - Stout, Stephanie
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; 049 - Stinneli, Lisa; 186 - Beard, Justin; 280 - Briski, Cynthia; 283 - Shasgus, Denise; 321 - ferris, Clayton
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.
11065 - Guzman, Judith Ann; 11089 - Dampier, Janae; 11178 - Meyer, Lisa; 11190 - Layne, Ryann; 11292 - Adolph, Elizabeth; 12009 - Burroughs, Briona; 12021 - DeBouver, Brittany; 12069 - Odum, Jessalyn; 12085 - Torres, Tabitha; 12147 - Searcy, Lashanda; 12182 - Palma Bernal, Margarita; 12228 - Rosati, Guy; 12266 - Malin, Mary; 12272 - Heavilin, Cheryl; 13065 - Lake, Terriaunna; 13206 - Bushard, Sarah; 13331 - Bowman, Clayton; 13339 - Meier, Stephanie; B163 - Scott, Danielle; B211 - Demarchi, Gordon Edward; C219 - Graham, Eunique; C248 - Rosas, Brenda Luz; C255 - Evans, Ronald; C378 - Greenwood, Sherry; D114 - Penning, Lisa; D128 - REYNOLDS, PATRICK; D151 - Hottinger, Amanda; D156 - corbett, Patrick; D219 - Walter, Amy; D314 - perkins, Braden
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.
1501 - Maloney, Ryan; 1804 - Durso, Ryan
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.
A0068 - mounts, Auston; A0074 - Adames, Leilani; B0010 - Hill, Jasmyne; E1113 - Meyers, William; E1168 - Whipkey, Heather; E1177 - Calderon, Abraham; E1220 - Edwards, Jay; E2311 - Martin, Thomas; E2332 - street, Cali E2245; Angelica Bermudez
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.
0A134 - Taylor, Danielle; 0A217 - Hite, Tarsha; 0B032 - Alligood, Amy; 0B052 - coyne, Kathleen; 0B057 - Lopez, Angel; 0C123 - Osorio, Raul; 0C131 - lee, Ladacia; 0D016 - Norton, Carlton; 0E050 - Jones, Stefania; 0E124 - Ortiz, Xavier; 0E136 - Febles, Justin; 0E140 - Hill, Jakaila
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.
056 - Sanduqa, Dave; 074 - Nevola, Joseph; 093 - willians, Shawn; 097 - wiggins, Kiana; 101 - Kalland, Jordan; 117 - Carpenter, Barbie; 130 - Gagnon, Cristen; 314 - Law Office Of Millicent B Athanson PA Schiro, Toni; 342B - Moron, Michael; 350 - Rucker, Jacqueline; 383 - Best, Phyllis; 406 - Granberry, Quince; 439 - McLaughlin, John; 473 - Tolin, Treasure; 477 - Family Fit nutrition Meneil, Nick; 589 - Parsons, Stephanie
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.
1038 - Dean, Jessica; 1181 - Hicks, Ashley; 1221 - Laptert, Shyanne; 2112 - Santiago, Luis; 2143 - Martin, Katherine; 2196 - Meneal, Michelle; 2212 - Hines, Jason; 2265 - Tousignant, Gregory; 2266 - Frith, Joy; 2270 - Lapidus, Jewel; 2279 - Bass, Sophia; 2280 - Bonilla, Judith; 3030 - Barber, Shawn; 3057 - Stevenson, Jessica; 3109 - Beall, Austin; 3120 - Fullington, Isabelle; 3122 - kimball, keith; 3153 - Sanks, Tekeisha; 3200 - Jaralillo, Ruby; 3239 - Caldwell, Andrew J; 3248 - Vollen, Debra; 3249 - Vollen, Debra; 3264 - Stevenson, Jessica; 3314 - Thompson, Martha; 3326 - Vollen, Debra; 3327 - Vollen, Debra; 3328 - Vollen, Debra 2163; Sasha Williams
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:45 PM
Sale to be held at www.storage treasures.com.
1035 - Slavin-Meszaros, Colleen; 1133 - Torres, Stephanie; 2145 - Sisum, Johnny; 2229 - Ali, Tara; 3007 - Keister, Johnathan; 3059 - Desaulniers, Dee; 3075 - White, Elna; 3078 - Dennard, Belinda; 3222 - Padro, Gilbert; 3240 - jasmin, Rebecca; 4013 - Frank, Nicki; 4020 - Slavin-Meszaros, Colleen; 4050 - Fortney, Melissa; 4060 - Padro, Gilbert
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.
B009 - Bologna, April; C023-24 - Morgan, Elise; K007 - Arbuckle, Bart; M017A - Moore, Daniel
PUBLIC STORAGE # 72977, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM
Sale to be held at www.storage treasures.com.
0114 - Bellville, Joseph; 0204 - Smith, Catrina; 0215 - Dahneke, Jack; 0223 - Redding, Detrice; 0245 - REDDING, MARQUI DAQUAN; 0251 - Thompson, Jesse; 0320 - Plata, Ariana; 0503 - DuBose, Danny; 0517 - Smith, Naomi; 0537 - Williams, Delores; 1012 - Petruzzo, Michael; 2040 - Horn, Marshall; 2058 - Brazzel, Jayci; A054 - Maisonet, Abraham Torres; A093 - Squires, Chris; A100 - King, Kerishawna
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.
0101 - Rodriguez, Catalina; 0204 - Watson, Renee; 0312 - Lopez, Carmen; 1128 - Finehirsh, Jeffrey; 1226 - Rios, Emmanuel; 1512 - Gonyaw, Duane; 1524 - Huber, Lisa ; 1541 - Huber, Lisa ; 1703 - Poe, James; 1709 - Mudry , Avelina ; 1721 - Garcia, Sherie; 2548 - Algarin, Edwin; 2556 - Flaherty, Daniel
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
August 7, 14, 2026

26-01942P

FIRST INSERTION		
NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No: 26-CA-002381-ES IN RE: FORFEITURE OF: ONE (1) WHITE 2018 FREIGHTLINER CASCADIA (TEXAS TAG WVH6169), VIN: 3AKJHHDR1JSKA7848, US DOT #4177875, ONE (1) WHITE 2021 KENWORTH T680, VIN: 1XKYDP9X7MJ468389, ONE (1) BLACK 2019 PETERBILT 579, VIN: 1XPBD49X1KD493556. BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. JESUS GUADALUPE CHAN	MORALES JOAQUIN ENRIQUEZ, ARTURO CARLOS AND Z & Z TRUCK SALES, LLC, Claimants. TO: Jesus Guadalupe Chan Morales, Joaquin Enriquez, Arturo Carlos, Z & Z Truck Sales, LLC, Claimants, and all others who may claim an interest in the above-described One (1) White 2018 Freightliner Cascadia (Texas Tag WVh6169), Vin: 3AKJH-HDR1JSKA7848, US Dot #4177875, One (1) White 2021 Kenworth T680, Vin: 1XKYDP9X7MJ468389, One (1) Black 2019 Peterbilt 579, Vin: 1XPBD49X1KD493556 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about July 12, 2026, at or near	the area of 2868 Lajuana Boulevard, Wesley Chapel, Pasco County, and will file or has filed with the Pasco County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018). Shannon K. Lockheart, General Counsel, FBN: 0079030 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 slockheart@pcsonet.com; rreuss@pcsonet.com Attorney for Petitioner August 7, 14, 2026

FIRST INSERTION	FIRST INSERTION	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 Arnor Industries located at 28466 WAVE CREST PLACE in the City of WESLEY CHAPEL, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of July, 2026 SOTIA, INC. Jaylon Dittman August 7, 2026	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 Fairway Retail Partners located at 13125 Fairwinds Road in the City of Hudson, Pasco, FL 34669 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of July, 2026 Steve's World of Golf, Inc. Michael Miraglia August 7, 2026	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CHRISTOPHER ROBERT MEUNIER located at 1170 Slate Ledge Rd. in the County of: Grafton in the City of: Littleton, New Hampshire 03561 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at Orange, Florida, this 3rd day of August, 2026. Meunier, Christopher August 7, 2026

FIRST INSERTION
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Cobblestone Community Development District ("District") will hold the following two public hearings and a regular meeting on August 26, 2026 at 10:00 a.m., at Hampton Inn & Suites by Hilton, Tampa-Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.
The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business..

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026									
ASSESSMENT ALLOCATION									
Phase 1 - Series 2022-1									
		O&M Assessment			Debt Service			Total Assessments per Unit	
Product	OM Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
SF 40'	128	\$1,005.05	\$926.48	\$78.57	\$1,233.83	\$1,233.83	\$0.00	\$2,238.88	\$2,160.31
SF 50'	54	\$1,296.32	\$1,158.10	\$98.22	\$1,541.80	\$1,541.80	\$0.00	\$2,798.22	\$2,700.00
	182								
Phase 2 - Series 2022-2									
		O&M Assessment			Debt Service			Total Assessments per Unit	
Product	OM Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
SF 40'	30	\$1,005.05	\$926.48	\$78.57	\$1,233.83	\$1,233.83	\$0.00	\$2,238.88	\$2,160.31
SF 50'	64	\$1,296.32	\$1,158.10	\$98.22	\$1,542.28	\$1,542.28	\$0.00	\$2,798.60	\$2,700.38
	94								
Phase 3 - Series 2024									
		O&M Assessment			Debt Service			Total Assessments per Unit	
Product	OM Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
SF 40'	43	\$1,005.05	\$926.48	\$78.57	\$1,403.39	\$1,403.39	\$0.00	\$2,408.44	\$2,329.87
SF 50'	76	\$1,296.32	\$1,158.10	\$98.22	\$1,754.24	\$1,754.24	\$0.00	\$3,010.56	\$2,912.34
	119								
Phase 4 - Series 2025									
		O&M Assessment			Debt Service			Total Assessments per Unit	
Product	OM Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
SF 40'	129	\$1,005.05	\$926.48	\$78.57	\$1,403.21	\$0.00	\$1,403.21	\$2,408.26	\$926.48
SF 50'	63	\$1,296.32	\$1,158.10	\$98.22	\$1,754.01	\$0.00	\$1,754.01	\$3,010.33	\$1,158.10
	192								

(1) Annual assessments are adjusted for Pasco County collector fees and statutory discounts for early payment.
(2) Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and/or third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

NOTE: The special assessment to be levied herein for the portion of the Adopted Budget relating to street lights is for the lesser of the term of the street light agreement or 20 years.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, 813-873-7300 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



August 7, 2026

26-01944P

FIRST INSERTION	FIRST INSERTION	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 RGI Med located at 231110 State Road 54 in the City of Lutz, Pasco, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of July, 2026 C.M. Rustin RGI Enterprises, LLC August 7, 2026	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 Bees Baked Goods located at 13031 Flying Squirrel Ct in the City of Hudson, Pasco, FL 34669 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of August, 2026 Avra Hatch August 7, 2026	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 SempreVita 360 located at 31360 Cabana Rye Ave in the City of San Antonio, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of July, 2026 Brand Group 360 LLC August 7, 2026

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business Observer

100 YEARS

PUBLICS

FIRST INSERTION
Oakstead Community Development District Notice of Meeting and Public Hearing on Proposed Updated Non-Resident Users Policy and Fee Schedule and Policy for Renters' Access to District Recreational Facilities

The Oakstead Community Development District (the “District”) hereby gives public notice of a meeting of its Board of Supervisors (the “Board”) and a public hearing to review and adopt its proposed updated Non-Resident Users Policy and Fee Schedule and to review and adopt its Policy for Renters' Access to District Recreational Facilities. This public hearing will take place during the Board’s meeting on Wednesday, August 26, 2026, at 6:30 p.m. at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O’Lakes, Florida 34638.

The hearing will be for the purpose of reviewing the updated Policy on Non-Resident Users and Fee Schedule as well as an updated Policy on Renters' Access to District Recreational Facilities.

The proposed policies and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and fee schedule as approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda will be available 7 days in advance of the meeting on the District’s website at: <https://www.oaksteadcdd.org/> or by contacting Mark Vega, the District Manager, via email at mvega@inframark.com or via phone at 813-991-1140.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

August 7, 202626-01952P

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, August 18, 2026, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
August 7, 202626-01947P

FIRST INSERTION
REGARDING THE REVISED RULES OF PROCEDURE OF THE ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Estancia at Wiregrass Community Development District (the “District”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “Proposed Rule”). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer of Pasco County on Friday, July 31st, 2026.

A public hearing will be conducted by the Board of Supervisors (the “Board”) District on Tuesday, September 15th, 2026, at 6:00 p.m. at Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida 33543 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager, Richard McGrath, c/o Government Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844, rmcgrath@gms-tampa.com (the “District Manager’s Office”).

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

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

Richard McGrath, District Manager
Estancia at Wiregrass Community Development District
August 7, 202626-01948P

FIRST INSERTION
REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
RFQ for Engineering Services

The Deerbrook Community Development District (“District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. August 21, 2026 to the attention of Lynn Hayes (by email to: lhayes@rizzetta.com) (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. 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 (including Saturdays, Sundays, and state holidays) 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 Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00). Additional information and requirements regarding protests are set forth in the District’s proposed Rules of Procedure, which are available from the District Manager.

August 7, 202626-01946P

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner’s storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:45 AM
Sale to be held at

www.storage-treasures.com.
01039 - Hayden, Maria; 01116 - Rhodes, Raby; 020481 - Alexander, Christopher; 02049 - Marie, Tatiana; 02099 - House, Tionne; 02105 - Mendez, Dionne; 02125 - Purifoy, Linda; 02115- Bruce, Linda; 03111 - mcall, Erica; 03123 - Schlechty, Ashley; 03145 - Lipscomb, Shanel; 03146 - Garcia, Luis; 03204 - Danko, Brittany; 03210 - Zito, Gianna; 04006 - James-Adams, Reagan; 04025 - Summerwell, Ryan; 04045 - Perez, Rosa; 04113 - Brown, Sommer; 04119 - Kimball, Vanessa; 04126 - Hemmings, Demi; 04151 - medina, Virgen; 04193 - Grassi, Deanna; 04216 - Long, Jacqueline
PUBLIC STORAGE # 29314, 10031 Land O’Lakes Blvd, Land O’Lakes, FL 34638, (813) 776-1417
Time: 12:30 PM
Sale to be held at

www.storage-treasures.com.
1152 - Nieves, Jacob Russell; 1241 - Nieves, Jacob; 1321 - Leone, Tyler; 2218 - James, Germaine; 2234 - Edwards, Amanda
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.

August 7, 14, 202626-01943P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe Community Development District

The Board of Supervisors (the “Board”) of the Meadow Pointe Community Development District (the “District”) will hold a public hearing and regular meeting Thursday, August 20, 2026, at 7:00 p.m. at the Meadow Pointe Clubhouse, Building A, located at 28245 County Line Road, Wesley Chapel, Florida 33543.

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 regular 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.meadowpointecdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at aaninipot@inframark.com or via phone at (813) 973-1671.

The public hearing and regular 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 regular 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.

Alize Aninipot
District Manager
August 7, 202626-01951P

FIRST INSERTION
HOPE INNOVATION DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Hope Innovation District (“District”) will hold a public hearing and regular meeting as follows:

DATE:September 1, 2026
TIME:1:00 p.m.
LOCATION:Speros Visioning Center
16828 Visioning Center Road
Land O’Lakes, Florida 34638

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Management Services, LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://hopeinnovationdistrict.com/>

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

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

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.

District Manager
Lynne Mullins
August 7, 14, 202626-01950P

FIRST INSERTION
DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Deerbrook Community Development District (“District”) will hold a public hearing on August 25, 2026 at 9:00 a.m., and at Hilton Garden Inn, 2155 North Pointe Pkwy, Lutz, FL 33558 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 Ph: (813)994-1001 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://www.deerbrookcdd.org/>.

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

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

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.

Lynn Hayes
District Manager
August 7, 202626-01945P

FIRST INSERTION
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Woodcreek Community Development District (“District”) will hold a public hearing on August 28, 2026, at 10:00 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“District Manager’s Office”), during normal business hours.

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

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

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.

District Manager
August 7, 202626-01988P



SAVE TIME

Email your Legal Notice

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

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FIRST INSERTION

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Hilltop Point Community Development District (“District”) will hold the following two public hearings and a regular meeting on August 26, 2026, at 10:15 a.m. at Hampton Inn & Suites by Hilton, Tampa-Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The total O&M Assessments are not expected to exceed \$480,659.57. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	Unit Count	ERU Factor	Annual O&M Assessment	Annual Debt Assessment	Total Assessments
ASSESSMENT AREA ONE					
SF 54’	246	1	\$1,525.69	\$1,435.69	\$2,961.38
ASSESSMENT AREA TWO					
SF 54’	49	1	\$1,525.69	\$1,436.17	\$2,961.86
SF 54’ Unplatted	123	1	\$248.63	\$1,436.17	\$1,684.80

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
(2) The unit count has been decreased by 3 units relative to the original plan of development, adjusting the total units allocated to the Assessment Area One, Series 2022-1 Bonds from 249 to 246 units.
(3) Operations assessments for FY 2027 for unplatted lands will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and third-party builders by the assessment roll due date for FY 2027 will be billed on-roll, based on the operations and maintenance assessments above.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, 813-873-7300 (“District Manager’s Office”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

District Manager



August 7, 2026

26-01949P

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Blackwell Community Development District (“District”) will hold a public hearing on August 25, 2026 at 10:30 a.m., and at the Hampton Inn and Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1(877)276-0889 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://www.blackwelccdd.net/>.

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

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

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.

District Manager

August 7, 2026

26-01968P

FIRST INSERTION

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

Case Number: 2026-CA-001989
IN RE: FORFEITURE OF:
One (1) 2012 Kawasaki Ninja ZX-10R (VIN: JKAZXCJ19CA011681)
ALL PERSONS who claim an interest in the following property: One (1) 2012 Kawasaki Ninja ZX-10R (VIN: JKAZXCJ19CA011681), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about June 6, 2026, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
August 7, 14, 2026 26-01967P



FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District

The Board of Supervisors (the “Board”) of the Waters Edge Community Development District (the “District”) will hold a public hearing and a meeting on Thursday, August 27, 2026, at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

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 least 2 days before the meeting www.watersedgecdd.org, or may be obtained by contacting the District Manager’s office via email at lcastoria@rizzetta.com or via phone at (813) 994-1001.

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.

Lisa Castoria
District Manager
August 7, 2026 26-01953P

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 August 24, 2026, at the times and locations listed below.
Units contain general household goods, furniture, tools, ladders, collectables, and cars 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: August 24, 2026 10:30 AM EST
End: August 31, 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
B20 Carrie Binde
B352 Jerald Johnson
B214 Tina Marie Valentine

U-STOR RIDGE RD
Start: August 24, 2026 10:30 AM EST
End: August 31, 2026 3:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
E82 Jennifer Curiel
F26 Steven Gittens
F318 Tracy North
E32 Daniel Szymanski

U-STOR ZEPHYRHILLS
Start: August 24, 2026 10:30 AM EST
End: August 31, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
D42AC Micaela Hernandez
C8 Perry Sarantopoulos
August 7, 14, 2026 26-01981P

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Summerstone Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 27, 2026
TIME: 10:00 a.m.
LOCATION: Genesis Center
38112 15th Avenue
Zephyrhills, Florida 33542

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“District Manager’s Office”), during normal business hours or by visiting the District’s website, <https://summerstonecdd.net>.

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

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

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.

District Manager
August 7, 14, 2026 26-01987P

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 AR Bookkeeping Solutions located at 18972 Lutterworth Ct in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of July, 2026
Alisa Raplee
August 7, 2026 26-01962P

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 Ever Home Clean located at 13676 Thimbleberry dr in the City of dade city, Pasco, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of August, 2026
Carlos Arturo Duarte Vasquez
August 7, 2026 26-01971P

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 August 25, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line August 14, 2026, at 6:00am and ending August 25, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name	Unit
Miles B. Carpenter	F018
Theresa Morrow	D019
Tiffany Nault	I005
MichelleM. Spano	H031
Christopher L. Uribes	C035
Susan Whalen	A043
Andrew S. Whitesel	A010

August 7, 14, 2026 26-01979P

FIRST INSERTION

Notice is hereby given that on 08/21/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 CLAR mobile home bearing the vehicle identification number FLFL1AE427008284 and all personal items located inside the mobile home. Last Tenants: David Meaux, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of David Meaux, Unknown Party or Parties in Possession, and Angela Meaux, as Possible Heir of David Meaux. Sale to be held at: Blue Jay Mobile Home and RV Resort, 38511 Wilds Road, Dade City, Florida 33525, (352) 567-9678.
August 7, 14, 2026 26-01941W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026CP000068
IN RE: THE ESTATE OF LEON PETER BUSSINGER, Deceased.
The administration of the estate of LEON PETER BUSSINGER, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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 August 7, 2026.

Personal Representative
GLENN A. DONNELL
Attorney for Personal Representative
MEAGAN SHELL IVEY
Counsel for Petitioner
Florida Bar Number 88278
P.O. Box 475
Jay, Florida 32565
Telephone: (850) 752-7000
mandree@iveydaylaw.com
iveydaylaw@gmail.com
jfhparalegal@gmail.com
August 7, 14, 2026 26-01939P

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 Quantum8 Consulting located at 27251 Wesley Chapel Blvd, ste 1023 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of August, 2026
Odin Meridian Group LLC
August 7, 2026 26-01989P



--- PUBLICS ---

FIRST INSERTION

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Avalon Park West Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 28, 2026
TIME: 10:00 AM
LOCATION: Avalon Park West Amenity Center
5060 River Glen Boulevard
Wesley Chapel, Florida 33545

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
TH	226	0.56	\$506.40
SF 40'	264	0.8	\$723.43
SF 50'	357	1	\$904.29
SF 60'	70	1.2	\$1,085.14
Commercial	11.57 Acres	1.38	\$1,244.84

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

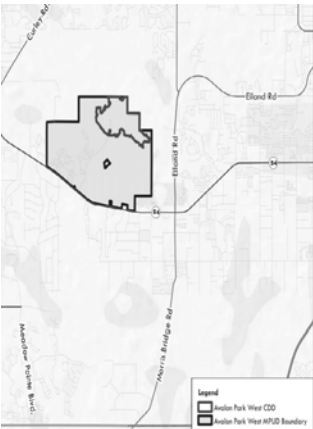
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, FL 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://avalonparkwestcdd.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Jamie Otero
District Manager



August 7, 2026

26-01986P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1131
IN RE: ESTATE OF
BELLA C. EVANS
Deceased.

The administration of the estate of Bella C. Evans, deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Alejandra Cooper
aka Alejandra Evans
Personal Representative
665 Belgrove Drive
Kearny, NJ 07032
Rebecca C. Bell
Attorney for Co-Personal
Representatives
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
August 7, 14, 2026 26-01938P

FIRST INSERTION

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

2025CA002506CAAXWS
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, v.

JAMES EDWARD WHITE; JAY
MAY MOBILE HOME PARK,
LLC; THE CLERK OF THE SIXTH
JUDICIAL CIRCUIT FOR PASCO
COUNTY, FLORIDA; ALL PHASE
ROOFING SERVICES, LLC;
REGENCY PARK HOMEOWNERS
ASSOCIATION INC.; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s),.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 16, 2026 entered in Civil Case No. 2025CA-002506CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein ROCK-ET MORTGAGE, LLC F/K/A QUICK-EN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and JAMES EDWARD WHITE; JAY MAY MOBILE HOME PARK, LLC; THE CLERK OF THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; ALL PHASE ROOFING SERVICES, LLC; REGENCY PARK HOMEOWNERS ASSOCIATION INC.; UNKNOWN TENANT #1; are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com, beginning at 11:00 A.M. on September 14, 2026 the following described property as set forth in said Final Judgment, to-wit:..

LOT 1702, REGENCY PARK,
UNIT TEN, ACCORDING TO
THE MAP OR PLAT THEREOF

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
6TH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP000886CPAXWS
IN RE: ESTATE OF
BARBARA L SCHRECK,
Deceased.

The administration of the estate of BARBARA L SCHRECK, Deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 7, 2026.

DIANE WADE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
August 7, 14, 2026 26-01985P

FIRST INSERTION

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

2026CA001289CAAXES
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
JOHN EVANS A/K/A JOHNNIE
MORRIS EVANS; CHARMAINE
EVANS; CHARLES WILLIS;
UNKNOWN SPOUSE OF
CHARLES WILLIS; KEVIN
WILLIS; UNKNOWN SPOUSE OF
KEVIN WILLIS; IESHA WHITE;
UNKNOWN SPOUSE OF IESHA
WHITE; TANISHA JACKSON;
UNKNOWN SPOUSE OF TANISHA
JACKSON; UNITED STATES
OF AMERICA ON BEHALF OF
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
STATE OF FLORIDA; CLERK OF
THE COURT, PASCO COUNTY,
FLORIDA,
Defendant(s).

TO: Charmaine Evans

Residence Unknown

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

FROM THE SOUTHEAST CORNER OF THE NORTH-EAST 1/4 OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 01 DEGREES 00 MINUTES 18 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID SECTION 8, 49.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, THENCE NORTH 89 DEGREES 23 MINUTES 34 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, 978.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 792.98 FEET TO THE POINT OF TERMINUS OF A CURVE CONCAVE TO THE SOUTH-EASTERLY AND HAVING A RADIUS OF 466.00 FEET; THENCE ALONG ARC OF SAID CURVE, 406.22 FEET (CHORD NORTH 25 DEGREES 00 MINUTES 16 SECONDS EAST 393.43 FEET) TO THE POINT OF TERMINUS; THENCE NORTH 50 DEGREES 01 MINUTES 52 SECONDS EAST, 715.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEGREES 01 MINUTES 52 SECONDS EAST, 180.00 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 53 SECONDS EAST, 525.04 TO A POINT IN A GRASS LAKE; THENCE WEST 58.41 FEET; THENCE NORTH 39 DEGREES 58 MINUTES 08 SECONDS WEST 243.59 FEET; THENCE NORTH 50 DEGREES 01 MINUTES 52 SECONDS EAST, 75.00 FEET; THENCE NORTH 39 DEGREES 58 MINUTES 08 SECONDS WEST 200.00 FEET TO THE POINT OF BEGINNING. Street Address: 11820 Kent Grove Drive, Spring Hill, Florida 34610

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Due on or before September 8th, 2026.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED ON August 4th, 2026,

Nikki Alvarez-Sowles, Esq.
Clerk of said Court
BY: Haley Joyner
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 71 3-1400
FLpleadings@MWC-law.com
File#:26-400108
August 7, 14, 2026 26-01977P

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
CIRCUIT CIVIL DIVISION
CASE NO.:

2026CA000084CAAXWS
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE OF ATLX
2025-RTL1 TRUST,
Plaintiff,
v.
SUNFISH60 LLC, A FLORIDA
LIMITED LIABILITY COMPANY,
et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Other Relief dated July 29, 2026, issued in and for Pasco County, Florida, in Case No. 2026CA000084CAAXWS, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATLX 2025-RTL1 TRUST is the Plaintiff, and SUNFISH60 LLC,

A FLORIDA LIMITED LIABILITY COMPANY and REGENCY DRT CORPORATION are the Defendants..

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 15, 2026, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:..

LOTS 137 AND 138, PLEASURE ISLES THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 13414 Sunfish Dr., Hudson, FL 34667

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

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.

Dated: This 31st day of July, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000771-1
August 7, 14, 2026 26-01959P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512026CP001099CPAXES Division I IN RE: ESTATE OF STEVEN McCULLOUGH, SR., a/k/a STEVEN McCULLOUGH Deceased. The administration of the estate of STEVEN McCULLOUGH, SR., a/k/a STEVEN McCULLOUGH, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 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.	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 August 7, 2026. Personal Representative: SONYA RAYNELL SIMS a/k/a SONYA SIMS 38216 Ruth Avenue Zephyrhills, FL 33540 Attorney for Personal Representative: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com August 7, 14, 202626-01980P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA003165CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KEVIN L. CRIM AND JULIE CRIM, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 09, 2026, and entered in 2025CA003165CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and KEVIN L. CRIM; JULIE CRIM; FLORIDA HOUSING FINANCE CORPORATION; LEN-ABBOTT SQUARE, LLC; ABBOTT SQUARE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 25, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 8, IN BLOCK 8, OF ABBOTT SQUARE PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 36523 SMITH-FIELD LANE, ZEPHYRHILLS, FL 33541 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-	dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 31 day of July, 2026. Submitted by: 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\Lianna Matos Lianna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 25-328441 - EuE August 7, 14, 202626-01966P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026CP000856CPAXES IN RE: Estate of GLADYS REGISTER, a/k/a GLADYS C. REGISTER, Deceased. The administration of the estate of GLADYS REGISTER, a/k/a GLADYS C. REGISTER, deceased, whose date of death was FEBRUARY 20, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 August 7, 2026. Personal Representative: JOHN W. REGISTER c/o Linda Carol Register 698 CR 485 Lake Panasoffkee, FL 33538 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar No. 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 August 7, 14, 202626-01954P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-001936 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, v. MISTY MORGAN VIANNA, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on September 15, 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 16, Block 12, of EPPERSON NORTH VILLAGE D-2, according to the Plat thereof, as recorded in Plat Book 80, Page 54 through 62, of the Public Records of Pasco County, Florida. Property Address: 8643 Sanders Tree Loop, Wesley Chapel, FL 33545 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as	unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 4th day of August, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 7, 14, 202626-01984P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001036 IN RE: Estate of PATRICIA VERONICA MAGILL Deceased. The administration of the estate of Patricia Veronica Magill, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 August 7, 2026. Personal Representative: Georgia von Schmidt 82 Nearwater Lane Darien, Connecticut 06820 Attorney for Personal Representative: 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 Telephone: (727) 842-1001 August 7, 14, 202626-01972P

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.: 2025CA003893CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ALCIDES P RAMOS; AQUA FINANCE, INC.; KATIE A. RAMOS; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO County shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 26 day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 70, KNOLLWOOD VILLAGE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 115, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 4917 LAKE RIDGE LANE, HOLIDAY, FL 34690 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING	FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 31 day of July 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05168 August 7, 14, 202626-01958P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA000629CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, v. KIRTICHAND SHIWBALAK; ANN E. SHIWBALAK; BOYETTE OAKS HOMEOWNER'S ASSOCIATION, INC.; BOYETTE OAKS PHASE II HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 24, 2026 entered in Civil Case No. 2024CA000629CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff and KIRTICHAND SHIWBALAK; ANN E. SHIWBALAK; BOYETTE OAKS HOMEOWNER'S ASSOCIATION, INC.; BOYETTE OAKS PHASE II HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED are defendants, Nicki Alvarez-sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on September 24, 2026 the following described property as set forth in said Final Judgment, to-wit:	LOT 4, BLOCK 1, BOYETTE OAKS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 7, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 29932 Prairie Falcon Dr, Wesley Chapel, FL 33544 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Barron A Becker Barron A Becker FBN: 1031460 File No: 02310985-JMV August 7, 14, 202626-01973P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2018CA000534CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST Plaintiff(s), vs. MELISSA GAIL AMAKER; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Amended Order on the Court Ordered Status Check entered on April 30, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 31st day of August, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: TRACT NUMBER 1152 OF THE UNRECORDED PLAT OF HIGHLANDS VII, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA GO THENCE SOUTH 89 DEG 57` 29" WEST, A DISTANCE OF 82.34 FEET; THENCE SOUTH 11 DEG 32` 01" WEST, A DISTANCE OF 295.04 FEET, THENCE SOUTH 32 DEG 31` 01" WEST, A DISTANCE OF 4772.42 FEET; THENCE SOUTH 57 DEG 29` 00" EAST, A DISTANCE OF 114.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEG 29` 00" EAST, A DISTANCE OF 420.78 FEET; THENCE SOUTH 32 DEG 31` 01" WEST, A DISTANCE OF 205.63 FEET; THENCE NORTH 89 DEG 59` 52" WEST, A DISTANCE OF 264.42 FEET; THENCE NORTH 02 DEG 53` 09" EAST A DISTANCE OF 400.08 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 1997	LIMI MOBILE HOME VIN #: FLA14611977A AND VIN #: FLA14611977B. Property address: 14511 Lancer Road, Spring Hill, FL 34610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, /s/ Steven G. Hurley PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff Pursuant to the Fla. R.Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. TDP File No. 18-005702-1 August 7, 14, 202626-01937P

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

148237 V2

ACTIONS / SALES

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. 2025CA003757CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KEVIN G BRAUN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 13, 2026 in Civil Case No. 2025CA003757CAAXWS 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 Kevin G Braun, 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 31st day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 5, BLOCK 5, LONGLEAF, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE(S) 140 THROUGH 147, 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. Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 25-12224FL	
August 7, 14, 2026	26-01978P

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA000154CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2021-NQM1, Plaintiff, v. STANLEY A. MERRELL, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 23, 2024 and entered in Case No. 2023CA000154CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein CARRIE E. MERRELL AND STANLEY A. MERRELL, 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 August 31, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:	
LOT 136, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 50, PAGE 98, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.	
and commonly known as: 24815 PORTOFINO DRIVE, LUTZ, FL 33559 (the "Property").	
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.	
IMPORTANT	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time	
before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com	
August 7, 14, 2026	26-01983P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CA003705CAAXWS DIVISION: J6 JOSEPH E. HUNTLEY, an individual, and STARSIDNE COTTAGE, LLC, a North Carolina limited liability company, Plaintiffs, vs. MICHAEL TOLBA, an individual; and RONALD LEON ROZANKOWSKI and JOANN ROZANKOWSKI, parties in possession of O Old County Road 54, New Port Richey, Florida 34653 (RE No. 14-26-16-0000-00300-0010), Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment entered on July 29, 2026 in Case No. 2025-CA-003705CAAXWS in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein JOSEPH E. HUNTLEY, an individual, and STARSHINE COTTAGE, LLC, a North Carolina limited liability company, are the Plaintiffs and MICHAEL TOLBA, an individual, is the Defendant, that Nikiki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on September 15, 2026 the following described property as set forth in said Final Judgment, to-wit: Parcel ID: 14-26-16-0000-00300-0010 A PORTION OF THE SOUTH-WEST ¼ OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 14, THENCE NORTH 00 DEGREES 24'34" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 31'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 656.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 31'27"	
WEST, 1,069.82 FEET; THENCE NORTH 00 DEGREES 00'08" EAST, 735.99 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 123, 124 AND 125, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 95.00 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG THE WESTERLY BOUNDARY OF SAID PARK LAKE ESTATES UNIT FOUR, 305.00 FEET; THENCE SOUTH. 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 10.96 FEET; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 68.85 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 56.54 FEET; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OR PARK LAKE ESTATES UNIT FOUR, 134.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, 530.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAWGRASS BOULEVARD, AS NOW ESTABLISHED; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG	
SAID WESTERLY RIGHT-OF-WAY LINE, 50.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 06 DEGREES 11'11" WEST, 201.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 28'33" WEST, 100.00 FEET TO THE POINT OF BEGINNING, hereinafter referred to as, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.	
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.	
ANSBACHER, SCHNEIDER & TRAGER, P.A. Liana Rothstein Hood, Esquire Florida Bar Number 0630292 5150 Belfort Road, Bldg. 100 Jacksonville, FL 32256 Phone: 904.296.0100 Fax No: 904.296.2842 Primary E-Mail Address: lhood@jaxlaw.com Secondary E-Mail Address: lianarhood@gmail.com Attorney for Plaintiffs	
August 7, 14, 2026	26-01957P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA002603CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SOLIMAR DELEE ACEVEDO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 07, 2026, and entered in 2025CA002603CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SOLIMAR DELEE ACEVEDO; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 25, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1032, ALOHA GARDENS UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 34 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3518 CHAUNCY RD, HOLIDAY, FL 34691 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the	
lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.	
IMPORTANT	
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.	
Dated this 2 day of August, 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\Liamna Matos Liamna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 25-328631 - NaP	
August 7, 14, 2026	26-01982P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE NO. 2026CA000363CAAXWS NEW DAY FINANCIAL, LLC Plaintiff, vs. CONNIE O. AGUILAR AKA CONNIE AGUILAR, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2026CA000363CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, NEW DAY FINANCIAL, LLC, Plaintiff, and CONNIE O. AGUILAR AKA CONNIE AGUILAR, et. al., are Defendants, Clerk of Circuit Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com, on September 8, 2026, at 11:00 AM, the following described property: LOT 64, GLENWOOD OF GULF TRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in	
FL Stat. 45.032.	
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.	
DATED this 3rd day of August, 2026.	
GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: /s/Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 25-001132-01 / 75160.0024 / Jean Schwartz	
August 7, 14, 2026	26-01976P

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2026CA-000756 SOUTHSTATE BANK, N.A., Plaintiff, vs. LISA JO SYMONDS n/k/a LISA JO MacPHERSON, UNKNOWN SPOUSE OF LISA JO SYMONDS n/k/a LISA JO MacPHERSON, SUNNOVA TE MANAGEMENT, LLC, a Delaware limited liability company, FOUNDATION FINANCE COMPANY, LLC, a Florida limited liability company, REECE BUILDERS/WINDOWS, INC., a Florida corporation, d/b/a REECE BUILDERS, SHADOW LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, and UNKNOWN TENANT IN POSSESSION, Defendants. Notice is hereby given that pursuant to the uniform summary-default final judgment of foreclosure entered July 31, 2026, in case number 2026CA000756 in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A, as Plaintiff, and LISA JO SYMONDS n/k/a LISA JO MacPHERSON, UNKNOWN SPOUSE OF LISA JO SYMONDS n/k/a LISA JO MacPHERSON, SUNNOVA TE MANAGEMENT, LLC, a Delaware limited liability company, FOUNDATION FINANCE COMPANY, LLC, a Florida limited liability company, REECE BUILDERS/WINDOWS, INC., a Florida corporation, d/b/a REECE BUILDERS, SHADOW LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, and UNKNOWN TENANT IN POSSESSION, are Defendants, Nikki Alvarez-Sowles, Clerk of the Court, will sell to the highest	
and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m. on the 28th day of September, 2026, the following described real property as set forth in said final judgment, to wit:	
Lots 171 and 172, SHADOW LAKES UNIT ONE, according to the map or plat thereof as recorded in Plat Book 20, Pages 27 through 29, Public Records of Pasco County, Florida Property Address: 12321 Smokey Drive, Hudson, Florida 34669	
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.	
If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.	
Submitted by: Krista Mahalak Florida Bar Number 78231 PETERSON & MYERS, P.A. Post Office Box 7608 Winter Haven, Florida 33883-7608 Telephone: (863) 294-3360 Facsimile: (863) 293-4104 kmahalak@petersonmyers.com dthughes@petersonmyers.com Attorneys for Plaintiff	
August 7, 14, 2026	26-01965P

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 Innov8 Studio located at 27251 Wesley Chapel Blvd, ste 1023 in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of August, 2026 Odin Meridian Group LLC	
August 7, 2026	26-01990P

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 Mr.NicolasVieira located at 27251 Wesley Chapel Blvd, ste 1023 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of August, 2026 Odin Meridian Group LLC	
August 7, 2026	26-01991P

FIRST INSERTION	
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY CASE NO. 2025DP000105DPAXWS IN THE INTEREST OF: L.W. DOB: 9/12/2025, MINOR CHILD TO: Jessica Wilk, 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: L.W. born on 9/12/2025. You are hereby commanded to appear on September 8, 2026, at 10:30 AM 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 in Pasco County, Florida on 30 day of July, 2026. OFFICE OF NIKKI ALVAREZ-SOWLES, ESQ. Clerk and Comptroller (SEAL) By: /s/ Jacqueline Minton Deputy Clerk, Jacqueline Minton /s/ Daniel Bohannon Assistant State Attorney Bar Number 1054433 Aug, 7, 14, 21, 28, 2026	
August 7, 14, 21, 28, 2026	26-01956P

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PHOTO BY JEFFREY HARRIS

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2024-CC-006859

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC., A FLORIDA NOT FOR PROFIT CORPORATION,

PLAINTIFF, V.

KAREN M FORBES, ET AL.,

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 26, 2026, and entered in Case No. 2024-CC-006859 of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC. is Plaintiff, and Karen M Forbes and Unknown Tenant #1 n/k/a Paul Karges are Defendants, I will sell to the highest and best bidder for cash: [] www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 am on the 20th day of August 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 8, Block 17, of SUNCOAST LAKES PHASE 3, according to the map or plat thereof as recorded in Plat Book 50, Page(s) 74-87, of the Public Records of Pasco County, Florida.

A/K/A: 15747 Cedar Elm Terrace, Land O Lakes, FL 34638

A 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 ONE (1) YEAR AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 30th day of July, 2026.

BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff

1 East Broward Blvd., Suite 1900

Fort Lauderdale, FL 33301

Phone: (954) 985-4102

Fax: (954) 987-5940

Primary email: cofoservicemail@beckerlawyers.com

BY: /s/ William W. Huffman

William W. Huffman

Florida Bar #31084

H12837/427966/31888626

August 7, 14, 202626-01955P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.:

2025CA004060CAAXES

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

JARET ALVIS, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 20th day of July 2026, in Case No.: 2025CA-004060CAAXES, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC, is the Plaintiff and JARET ALVIS; JODY ALVIS A/K/A JODY KATHLEEN ALVIS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 31st day of August 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 69.00 FEET OF THE EAST 207.00 FEET OF THE SOUTH 140.25 FEET OF TRACT 73, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 39048 HA-

VEN AVE, ZEPHYRHILLS, FL 33542

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 WITH THE CLERK 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.

Dated this 30th day of July 2026.

By: /s/ Ian Norych

Ian R Norych, Esq.

Bar Number: 56615

DELUCA LAW GROUP, PLLC

2101 NE 26th Street

FORT LAUDERDALE, FL 33305

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

service@delucalawgroup.com

25-06920-1

August 7, 14, 202626-01960P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-000962

IN RE: Estate of

CALVIN LEWIS BRANCHE

Deceased.

The administration of the estate of Calvin Lewis Branche, deceased, whose date of death was February 7, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME 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 August 7, 2026.

Personal Representative:

Aimee Pagel

519 SE Paradise Point Road

Crystal River, Florida 34429

Attorney for Personal Representative:

David A. Hook, Esq.

E-mail Addresses:

courtservice@elderlawcenter.com,

samantha@elderlawcenter.com

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramart Terrace

New Port Richey, Florida 34652

Telephone: (727) 842-1001

August 7, 14, 202626-01992P

W

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V27

SUBSEQUENT INSERTIONS

--- PUBLICS ---

SECOND INSERTION

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“Board”) for the Wiregrass Community Development District (“District”) will hold the following three public hearings and a regular meeting:

DATE: August 28, 2026
TIME: 11:00 a.m.
LOCATION: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”). The second public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon the lands located within the District, to fund the general administrative, operations, and maintenance portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The third public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of irrigation special assessments (“Irrigation Assessments,” and together with the O&M Assessments, the “FY 27 Assessments”) upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of the FY 27 Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted- Non-Residential			
Retail - Audi	60	1.15	\$269.81
Hotel- Fairfield Inn	92	0.60	\$135.56
Light Industrial-Morningstar	100	0.85	\$192.04
Retail - Culvers	4.44	1.15	\$259.81
Retail – Kiddie Academy	10	1.15	\$259.81
Hospital-NTBH	123	0.60	\$134.69
Retail- 7-11	4.48	1.15	\$259.81
Retail- Cooper's Hawk	10.52	1.15	\$259.81
Retail – Parcel M14B	7.57	1.15	\$259.81
Office – Florida Cancer	56.56	0.85	\$192.04
Retail-Daybreak Market	4.87	1.15	\$259.81
Retail-BayPaws	15.00	1.15	\$259.81
Retail -Primrose	13.59	1.15	\$259.81
Office – Flagship	46.00	0.85	\$192.04
Hospital – Encompass	80.00	0.60	\$134.69
Light Industrial-Cubesmart	103.98	0.85	\$192.04
Residential			
Apartments -BH	100	0.25	\$56.49
Apartments -Altis	392	0.25	\$56.49
Arbors			
TH- Parcel M21	160	0.60	\$134.69
SF 30-40 M21	23	1.00	\$225.92
SF 41-50 M21	1	1.00	\$225.92
SF 51-60 M21	1	1.00	\$225.92
SF 61-70 M21	3	1.00	\$225.92
SF 71-80 M21	1	1.00	\$225.92
Windemere			
TH (Active)	220	0.60	\$134.69
Ridge			
SF 30-40	14	1.00	\$225.92
SF 41-50	163	1.00	\$225.92
SF 51-60	194	1.00	\$225.92
SF 61-70	47	1.00	\$225.92
SF 71-80	85	1.00	\$225.92
SF 71-80 Plus	61	1.00	\$225.92
Persimmon Park			
SF-Parcel M21(PP)-30-40	159	1.00	\$225.92
SF-Parcel M21(PP)-41-50	153	1.00	\$225.92
SF-Parcel M21(PP)-51-60	18	1.00	\$225.92
TH (Persimmon Place)	75	0.60	\$134.92
SF 30-40 (Persimmon Place)	32	1.00	\$225.92
SF 51-60 (Persimmon Place)	1	1.00	\$225.92
SF 61-70 (Persimmon Place)	3	1.00	\$225.92
SF 80+ (Persimmon Place)	1	1.00	225.92

The District imposes Irrigation Assessments on benefitted property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	Irrigation Factor	Proposed Irrigation Assessment collection costs / early payment discounts)
Platted-Non-Residential			

Retail - Audi	60k sq. ft.	Commercial	\$91.97
Hotel- Fairfield Inn	92 rooms	Commercial	\$46.12
Light Industrial-Morningstar	100k sq. ft.	Commercial	\$37.25
Retail - Culvers	4.44k sq. ft.	Commercial	\$567.04
Retail – Kiddie Academy	10k sq. ft.	Commercial	\$231.65
Hospital-NTBH	123 beds	Commercial	\$58.34
Retail- 7-11	4.48k sq. ft.	Commercial	\$453.80
Retail-Cooper's Hawk	10.522k sq. ft.	Commercial	\$614.44
Retail-Parcel M14B	7.57k sq. ft.	Commercial	\$356.91
Office- FL Cancer Specialists	56.56k sq. ft	Commercial	\$126.39
Retail-Daybreak Market	4.87k sq. ft.	Commercial	\$769.67
Retail-BayPaws	15k sq. ft.	Commercial	\$253.81
Retail-Primrose	13.59k sq. ft.	Commercial	\$397.10
Office-Flagship	46k sq.ft.	Commercial	\$235.39
Hospital-Encompass	80k sq. ft.	Commercial	\$135.87
Light Industrial-Cubesmart	103.98k sq.ft.	Commercial	\$55.28
Residential			
Apartments -BH	100 lots	Apts/Condos	\$64.12
Apartments -Altis	392 lots	Apts/Condos	\$63.78
Arbors			
TH- Parcel M21	160 units	TH	\$390.21
SF 30-40 M21	23 lots	30-40	\$552.13
SF 41-50 M21	1 lots	41-50	\$594.00
SF 51-60 M21	1 lots	51-60	\$635.75
SF 61-70 M21	3 lots	61-70	\$677.49
SF 71-80 M21	1 lots	71-80	\$719.37
Windemere			
TH (Active)	220 units	TH	\$307.62
Ridge			
SF 30-40	14 lots	30-40	\$456.82
SF 41-50	163 lots	41-50	\$493.86
SF 51-60	194 lots	51-60	\$530.78
SF 61-70	47 lots	61-70	\$567.70
SF 71-80	85 lots	71-80	\$604.73
SF 71-80 Plus	61 lots	80+	\$643.68
Persimmon Park			
SF-Parcel M21(PP)-30-40	160 lots	30-40	\$491.49
SF-Parcel M21(PP)-41-50	152 lots	41-50	\$533.37
SF-Parcel M21(PP)-51-60	18 lots	51-60	\$575.11
TH (Persimmon Place)	75 units	TH	\$334.94
SF (Persimmon Place)-30-40	32	30-40	\$225.92
SF (Persimmon Place)-51-60	1	51-60	\$630.39
SF (Persimmon Place) 61-70	3	61-70	\$672.13
SF (Persimmon Place) 80+	1	80+	\$758.05

The proposed FY 27 Assessments as stated include collection costs and/or early payment discounts, which Pasco County (“County”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for such assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.

For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the FY 27 Assessments imposed on certain developed property and will directly collect the FY 27 Assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

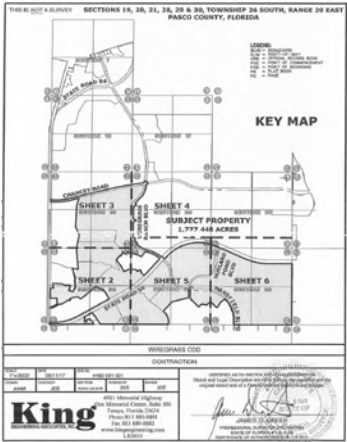
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 (“District Manager's Office”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



ACTIONS / ESTATE / PUBLICS

SECOND INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a public hearing on Wednesday, August 26, 2026 at 6:00 p.m. at the Fairfield Inn & Suites Tampa Wesley Chapel, 2650 Lajuana Blvd, Wesley Chapel, FL 33543, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027").

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.unionparkeastcd.org>.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

Union Park East Community
Development District
District Manager
July 31; Aug. 7, 202626-01869P

SECOND INSERTION

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Lake Bernadette Community Development District will hold a Public Hearing and a regular meeting on August 25, 2026, at 6:00 p.m. at 5410 Golf Links Boulevard, Zephyrhills, FL 33541.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at Albasanchez@azuria.com.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website www.lakebernadette.org.

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. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board of Supervisors 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.

Alba Sanchez
District Manager
July 31; August 7, 202626-01908P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-000336
IN RE: ESTATE OF
LUIS RAMON ROSADO a/k/a
LUIS RAMON ROSADO-CRUZ a/k/a LUIS R ROSADO

The administration of the Estate of LUIS RAMON ROSADO, a/k/a LUIS RAMON ROSADO-CRUZ, a/k/a LUIS R. ROSADO, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, Case No. 2026-CP-000336, the address of which is Pasco County Clerk & Comptroller, Probate Division, 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805.

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 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 Decedent's Estate must

file their claims with this Court WITHIN THREE (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, FLORIDA STATUTES, WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Monica Rosado
1815 Wedgewood Pine Way
Houston, Texas 77089

Attorney for Personal Representative:
Jose Rodriguez, Esq.
75 Miracle Mile 347121
Coral Gables, FL 33134
Phone: (787) 484-9700
Email: joserodzesq@gmail.com
Secondary E-Mail:
jrlocal501@gmail.com
FBN: 1000520
July 31; Aug. 7, 202626-01873P

THIRD INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
2021DP000164DPAXWS-08

In the Interest of:
C. S., DOB: 02/16/2017
A Minor Child.
TO: Brett Garrett
Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of C. S., a male child, born on February 16, 2017, in Pasco County, State of Florida, as Brett Garrett and commitment of C.S. to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before

the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 38, New Port Richey, Florida 34654, on September 24, 2026 at 10:30 am EST.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF C.S. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU SHALL LOSE ALL LEGAL RIGHTS AS A PARENT TO C.S. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP000981CPAXES
IN RE: Estate of
WAYNE RUSSELL SHAW,
a/k/a WAYNE R. SHAW,
a/k/a WAYNE SHAW,
Deceased.

The administration of the estate of WAYNE RUSSELL SHAW, a/k/a WAYNE R. SHAW, a/k/a WAYNE SHAW, deceased, whose date of death was MAY 8, 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 representatives and the personal representatives' 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 SEC-

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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

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 July 31, 2026.

Personal Representatives:
JULIE A. REYNOLDS
311 Larch Road
Ocala, FL 34480
WENDY S. HUMPHREY
113 Harolds Way
Cornish, ME 04020

Attorney for Personal Representatives:
C. BLAKE HOLTZHOWER,
ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar Number 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
July 31; Aug. 7, 202626-01876P

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001669
WELLS FARGO BANK, N.A.,
Plaintiff, VS.
JOHN STEPHEN GRAY;MICHAEL DAVID GRAY;PAMELA ELIZABETH SCOTT; et al.,
Defendant(s).

TO: John Stephen Gray
Last Known Residence: 4441 Sentry Palm Lp Zephyrhills, FL 33542
TO: Unknown Spouse of John Stephen Gray
Last Known Residence: 4441 Sentry Palm Lp Zephyrhills, FL 33542
TO: Unknown Spouse of Michael David Gray
Last Known Residence: 4441 Sentry Palm Lp Zephyrhills, FL 33542
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 33, PALM ESTATES, 4TH ADDITION, ACCORDING TO

THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH A 1984 BAIN MOBILE HOME ID # KBFLSNA443254 & # KBFLSNB443254

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 31st, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept.,

Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on July 23rd, 2026.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1113-130B
Ref# 21124
July 31; Aug. 7, 202626-01892P

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 9th day of March, 2026, in the cause wherein Suncoast Credit Union, was Plaintiff, and Ronald Fish, was Defendant, being case number 2022CC005024/WS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Ronald Fish, in and to the following described property, to wit:

2024 Grey Tesla Model S
VIN # 5YJSA1E57RF536264

I shall offer this property for sale "AS IS" on August 20, 2026, at 10:00 AM, or as soon thereafter as possible, at Crockett's Towing, 13601 US-41, 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. Wetherington Hamilton PA
812 West Dr Martin Luther King Jr Boulevard
Ste 101
Tampa, FL 33603
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Sgt M. Adamo, Deputy Sheriff
July 17, 24, 31; August 7, 202626-01706P

SAVE TIME



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LV20906_V12LV20906_V12

cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as a Clerk of said court and the Seal thereof, this 21st day of July, 2026.

Office Of Nikki Alvarez-Sowles, Esq.
CLERK AND COMPTROLLER
(SEAL)
By: Karen Papadopoulos
Deputy Clerk

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Patricia See
Patricia See
Assistant State Attorney
Bar No. 98990
P.O. Box 17500
Clearwater, Florida 33762-0500
(727) 847-8158
July 24, 31; August 7, 14, 202626-01775P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-001135
IN RE: ESTATE OF
JAMES R. SIINO, SR.
Deceased.

The administration of the estate of JAMES R. SIINO, SR., deceased, whose date of death was January 25, 2026 is pending in the Circuit Court for Pasco County, Florida, Probate Division, Case Number 2026-CP-001135, the address of which is 8731 Citizens Dr., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All Creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 demand 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 733.302 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITH STANDING 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 July 31, 2026.

Personal Representative:
DEBORAH M. WITHEY
9 Saratoga
West Long Branch, NJ 07764
Attorney for Personal Representative:
W. G. BOSTICK, JR.
6160 Central Ave. Ste. 300
St. Petersburg, FL 33707
(727) 388-1355
FBN294101
Email wgblawoffice@gmail.com
July 31; Aug. 7, 202626-01925P

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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4G LTE

LV20906_V12LV20906_V12

SECOND INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“Board”) for the PTC Community Development District (“District”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:

August 21, 2026

TIME:

11:00 a.m.

LOCATION:

12724 Smith Road
Dade City, Florida 33525

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“Proposed Budget”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing::

Lot Type	Total # of Units/Sq Ft	ERU Factor	Current Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)*	Change in Annual Dollar Amount
Townhomes	150	1.0	\$130.33	\$241.05	\$110.72
Multifamily	600	1.0	\$130.33	\$241.05	\$110.72
Retail	343,000 Sq Ft	0.9	\$117.30	\$216.95	\$99.65
Office	100,000 Sq Ft	0.9	\$117.30	\$216.95	\$99.65
Hotel	120	0.5	\$65.16	\$120.53	\$55.37
Industrial	2,474,298				
Sq Ft	0.5	\$65.16	\$120.53	\$55.37	

* Including collection costs and early payment discounts (applicable to Phase One only; Phase Two & Three assessments do not include collection costs and early payment discounts)

Phase Two & Three

Lot Type	Total # of Units/Sq Ft	ERU Factor	Current Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)*	Change in Annual Dollar Amount
Townhomes	1,290	1.0	\$19.21	\$19.24	\$0.03
Multifamily	1,000	1.0	\$19.21	\$19.24	\$0.03
Retail	100,000				
Sq Ft	0.9	\$17.29	\$17.32	\$0.03	
Office	100,000				
Sq Ft	0.9	\$17.29	\$17.32	\$0.03	
Hotel	120	0.5	\$9.61	\$9.62	\$0.01
Industrial	2,099,850				
Sq Ft	0.5	\$9.61	\$9.62	\$0.01	

* Does not include collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County (“County”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the assessment amount set forth herein shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“Board”) of the PTC Community Development District (“District”) a proposed budget (“Proposed Budget”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “Services”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, Florida Statutes (“Assessments”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT:

1.

PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2.

DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “District’s Office,” Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
3.

SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE:

August 21, 2026

HOURL:

11:00 a.m.

LOCATION:

12724 Smith Road
Dade City, Florida 33525
4.

TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the Pasco County, Florida at least sixty (60) days prior to the hearing set above.
5.

POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.
6.

PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
7.

SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8.

EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF MAY 2026.

ATTEST:

/s/ Jordan Lansford
Secretary/Assistant Secretary

PTC COMMUNITY DEVELOPMENT DISTRICT

By: /s/ Thatcher Brown
Its: Chair

Exhibit A: Proposed Budget for Fiscal Year 2027



--- PUBLICS / ESTATE ---

SECOND INSERTION

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Bexley Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 26, 2026
TIME: 6:00 p.m.
LOCATION: Bexley Clubhouse
16950 Vibrant Way
Land O' Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business..

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome	171	1.00	\$1,688.91
30 Series	64	1.00	\$1,688.91
Duplex/Villa	44	1.00	\$1,688.91
40 Series	254	1.00	\$1,688.91
50 Series	336	1.00	\$1,688.91
60 Series	212	1.00	\$1,688.91
Courtyard	28	1.00	\$1,688.91
70 Series	187	1.00	\$1,688.91
80 Series	43	1.00	\$1,688.91
Daycare/Residential Support	1	1.00	\$1,688.91
Recreational	1	1.00	\$1,688.91
40 Series (Expansion Parcel)	160	1.00	\$1,688.91
50 Series (Expansion Parcel)	143	1.00	\$1,688.91

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

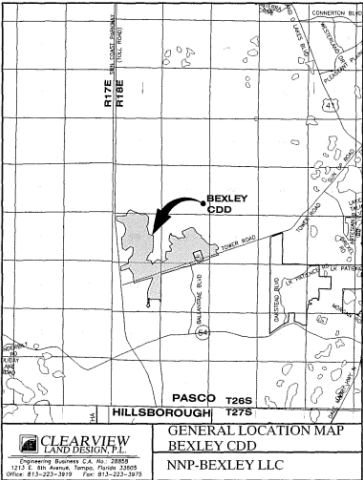
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager
Lisa Castoria



July 31; August 7, 2026

26-01890P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001006CPAXES
IN RE: ESTATE OF
JOHN JEROME VIDOSH,
Deceased.

The administration of the estate of JOHN JEROME VIDOSH, deceased, whose date of death was May 27, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be

served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 31, 2026.

CELIA L. SANTANA
Personal Representative
12314 Woodlands Circle
Dade City, FL 33525
JOHN J. VIDOSH, JR.
Personal Representative
5299 Cross River Falls Blvd.
Dublin, OH 43016

Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representatives
Fogarty Mueller Harris, PLLC
501 E. Kennedy Blvd.
Suite 1030
Tampa, FL 33602
Telephone: 813-549-4490
Email: ashley@fmhlegal.com
July 31; Aug. 7, 2026 26-01878P

SECOND INSERTION

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Wiregrass II Community Development District ("District") will hold the following three public hearings and a regular meeting:

DATE: August 28, 2026
TIME: 11:30 a.m.
LOCATION: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the general administrative, operations, and maintenance portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The third public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of irrigation special assessments ("Irrigation Assessments," and together with the O&M Assessments, the "FY 27 Assessments") upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business..

Description of the FY 27 Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor ¹	Proposed O&M Assessment (including collection costs / early payment discounts)
Esplanade – AA1			
Single Family 45	150	0.87	\$593.60
Single Family 52	156	1.00	\$682.30
Single Family 62	59	1.19	\$811.94
Single Family 76	20	1.46	\$996.16
Esplanade – AA2			
Single Family 45	154	0.87	\$593.60
Single Family 52	177	1.00	\$682.30
Single Family 62	135	1.19	\$811.94
Single Family 76	10	1.46	\$996.16

The District imposes Irrigation Assessments on benefitted property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	Irrigation Factor ²	Proposed Irrigation Assessment collection costs / early payment discounts)
SF 41 - 50	227	41 – 50	\$725.21
SF 51 – 60	323	51 – 60	\$767.55
SF 61 – 70	212	61 – 70	\$809.89
SF 71 – 80	58	71 – 80	\$852.36
SF 80 PLUS	41	80 Plus	\$897.03

¹Based on unit type. For more information, please contact the District Manager's Office.

²Based on unit type + common area acreage. For more information, please contact the District Manager's Office.

The proposed FY 27 Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for such assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.

For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the FY 27 Assessments imposed on certain developed property and will directly collect the FY 27 Assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



July 31; August 7, 2026

26-01872P

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Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.:
2026CP000935CPAXWS
IN RE: ESTATE OF
STEPHANIE MARIE ROSS
Deceased.

The administration of the estate of STEPHANIE MARIE ROSS, deceased, whose date of death was May 11, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
STEPHEN DALE
923 Montgomery Street
Laurel, MD 20707
Attorney for Personal Representative
THOMAS R. WALSER, ESQ.
E-mail Addresses: trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
July 31; Aug. 7, 2026 26-01867P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **512026CP001044CPAXWS**
Division Probate
IN RE: ESTATE OF
LINDA GAYLE ROBERTSON,
Deceased.

The administration of the estate of Linda Gayle Robertson, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
John W. Hudzietz II
10028 State Road 52
Hudson, FL 34669
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Address:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
July 31; Aug. 7, 2026 26-01875P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **2026-CP-1128**
IN RE: ESTATE OF
JOSEPH P. STEVENS
AKA **JOSEPH PATRICK STEVENS**
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

Christopher Melvin
Personal Representative
2715 Hickory Knoll Court
Odenton, MD 21113
Rebecca C. Bell
Attorney for Co-Personal
Representatives
E-mail Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
July 31; Aug. 7, 2026 26-01893P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **2026CP001159ES**
IN RE: ESTATE OF
Shirleen E. Smith a/k/a
Shirleen Elizabeth Smith a/k/a
Shirleen Elizabeth Clayton Smith
a/k/a Shirleen Clayton
Deceased.

The administration of the estate of Shirleen E. Smith, a/k/a Shirleen Elizabeth Smith, a/k/a Shirleen Elizabeth Clayton Smith, a/k/a Shirleen Clayton, deceased, whose date of death was June 30, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Thomas E. Smith
424 Harbor Drive North
Indian Rocks Beach, FL 33785
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
July 31; Aug. 7, 2026 26-01894P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2026CA001270CAAXES
FEDERAL HOME LOAN
MORTGAGE CORPORATION AS
TRUSTEE FOR FREDDIE MAC
SEASONED CREDIT RISK
TRANSFER TRUST,
SERIES 2022-1,
Plaintiff, v.
ANDRE ARAJO; et al,
Defendant(s).
To the following Defendant(s):
ANDRE ARAJO
(Last Known Address: 3354 RENNES CT, LAND O LAKES, FL 34638)
UNKNOWN SPOUSE OF ANDRE ARAUJO
(Last Known Address: 3354 RENNES CT, LAND O LAKES, FL 34638)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 18, BLOCK 15, OAK-STEAD, UNIT 1, PARCEL 6 AND PARCEL 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3233 ASH-MONTE DR, LAND O LAKES, FL 34638

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 08/31/26, a

date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this July 28, 2026

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
July 31; Aug. 7, 2026 26-01919P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No: **2026CA001188CAAXES**
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER
TRUST, SERIES 2021-3,
Plaintiff, vs.
JORGE H. ARROYAVE, et al,
Defendants.
TO: JORGE ARROYAVE AKA JORGE H. ARROYAVE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
JORGE ARROYAVE AKA JORGE H. ARROYAVE
816 Patbur Ave
Tampa, FL 33612-7828
JORGE ARROYAVE AKA JORGE H. ARROYAVE
1701 W Louisiana Ave
Tampa, FL 33603
JORGE ARROYAVE AKA JORGE H. ARROYAVE
7343 Brookview Cr
Tampa, FL 33634
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARROYVE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARROYAVE
1701 W Louisiana Ave
Tampa, FL 33603
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARR OYA VE
7343 Brookview Cr
Tampa, FL 33634
PAULA ARAQUE AKA PAULA A. ARAQUE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
PAULA ARAQUE AKA PAULA A. ARAQUE
816 Patbur Ave
Tampa, FL 33612-7828
PAULA ARAQUE AKA PAULA A. ARAQUE
1701 W Louisiana Ave
Tampa, FL 33603
PAULA ARAQUE AKA PAULA A. ARAQUE
7343 Brookview Cr
Tampa, FL 33634
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
UNKNOWN SPOUSE OF PAULA

ARAQUE AKA PAULA A. ARAQUE
816 Patbur Ave
Tampa, FL 33612-7828
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
1701 W Louisiana Ave
Tampa, FL 33603
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
7343 Brookview Cr
Tampa, FL 33634
UNKNOWN TENANT #1
30902 Temple Stand Ave
Westley Chapel, FL 33543
UNKNOWN TENANT #2
30902 Temple Stand Ave
Westley Chapel, FL 33543
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

Lot 6, Block 7, ASHLEY PINES, according to the plat thereof as recorded in Plat Book 54, Pages 88 through 96, 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 Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE AUGUST 31, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of the said Court on July 28, 2026.

CLERK OF THE CIRCUIT COURT
By: Deputy Clerk
Shakira Ramirez Pagan
(COURT SEAL)

LLS16615
July 31; Aug. 7, 2026 26-01921P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. **2025CA000301CAAXWS**
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
TERRY LYNN CONRAD, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 8, 2026 in Civil Case No. 2025CA000301CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Terry Lynn Conrad, 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 19th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 296, Gulf Highlands, Unit Two, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 127 through 129, 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
24-10159FL
July 30; Aug. 6, 2026 26-01888P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: **2026CA001418**
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, VS.
AMIRHOSSEIN SARENCHEH;
et al.,
Defendant(s).

TO: Amirhossein Sarencheh
Last Known Residence: 328747 Pez Landing Lane Wesley Chapel, FL 33543
TO: Unknown Spouse of Amirhossein Sarencheh

Last Known Residence: 32847 Pez Landing Lane Wesley Chapel, FL 33543
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:

LOT 11, BLOCK 8, UNION PARK PHASE 7B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 82, PAGES 138 THROUGH 143, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 31st, 2026, and file the original with the clerk of this court either before service on Plaintiff's at-

torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on July 23rd, 2026.

As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1457-1231B
Ref# 21007
July 31; Aug. 7, 2026 26-01874P

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

lv18237_v34

ACTIONS / ESTATE / PUBLIC NOTICES ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000952CPAXES IN RE: ESTATE OF THOMAS BRUCE BOOTH Deceased. The-administration of the estate of Thomas Bruce Booth, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which Is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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. 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 July 31, 2026. Personal Representative: Amelia Closmore 3538 Johns Street Madison, Wisconsin 53714 Attorney for Personal Representative: Judy Karniewicz Attorney Florida Bar Number: 694185 THE KARNIEWICZ LAW GROUP 1211 W Fletcher Ave Tampa, Florida 33612 Telephone: (813) 962-0747 E-Mail: Judy@tklg.net Secondary E-Mail: Calli@gklg.net July 31; Aug. 7, 202626-01929P	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-00574-ES IN RE: ESTATE OF ARNOLD VAUGHN GRAHAM Deceased. The administration of the estate of Arnold Vaughn Graham, 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, Room 316, 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 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 7/31, 2026. Personal Representative: Angelia L. Viles 1736 Lime Drive Winter Haven, Florida 33881 Attorney for Personal Representative Edward C. Castagna, Jr., Esq. Attorney Florida Bar Number: 0198102 611 Druid Road East, Suite 717 Clearwater, FL 33756 Telephone: (727)446-6699 Fax: (727)446-3388 E-mail Address: eservice.castagnalaw@gmail.com July 31; Aug. 7, 202626-01926P	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2026-CP-0741-WS IN RE: ESTATE OF THEODORE A. WILLIAMS Deceased. The administration of the estate of THEODORE A. WILLIAMS, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7350 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 July 31, 2026. Personal Representative: CINDY LEE HARDER 91-208 Hoolu Way Ewa Beach, HI 96706 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 Secondary E-Mail: peytonlaw2@gmail.com July 31; Aug. 7, 202626-01930P	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001087 CPA XES IN RE: ESTATE OF SUZANNE FULFORD, AKA SUZANNE WALSH FULFORD Deceased. The administration of the estate of SUZANNE FULFORD, AKA SUZANNE WALSH FULFORD, deceased, whose date of death was April 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 31, 2026. Personal Representative: KEVIN FULFORD 21545 Cormorant Cove Drive Land O Lakes, Florida 34637 Attorney for Personal Representative: THOMAS D. SIMS Florida Bar No. 61209 JOHNSON POPE BOKOR RUPPEL & BURNS, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Telephone: (727) 800-5980 E-mail Address: tsims@jpfirm.com Secondary E-mail: angelam@jpfirm.com July 31; Aug. 7, 202626-01928P	SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2026CA001147CAAXES NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. KEV IN L.PHILLIPS, et al, Defendants. TO: KEVIN L.PHILLIPS; 4809 Walnut Ridge Rd Land O Lakes, FL 34638 KEVIN L.PHILLIPS 1140 Burch Ln, Saint Louis, MO 63130 KEVIN L.PHILLIPS 5815 Grand Sonata Ave, Lutz, FL 33558 UNKNOWN SPOUSE OF KEVIN L.PHILLIPS; 4809 Walnut Ridge Rd Land O Lakes, FL 34638 UNKNOWN SPOUSE OF KEVIN L.PHILLIPS 1140 Burch Ln, Saint Louis, MO 63130 UNKNOWN SPOUSE OF KEVIN L.PHILLIPS 5815 Grand Sonata Ave, Lutz, FL 33558 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 6, BLOCK 10, LAKE TALIA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGES 1 THROUGH 14, 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 Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE AUGUST 31, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of the said Court on July 28, 2026. CLERK OF THE CIRCUIT COURT By: Deputy Clerk Shakira Ramirez Pagan (COURT SEAL.) LLS16505 July 31; Aug. 7, 202626-01922P
SECOND INSERTION NOTICE OF ACTION BY PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA CASE NO: 2026CA001513CAAXWS BEACON WOODS CIVIC ASSOCIATION, INC., Plaintiff, v. CHRISTOPHER MCGINNIS, UNKNOWN SPOUSE OF CHRISTOPHER MCGINNIS, AND UNKNOWN TENANTS, Defendants. TO: UNKNOWN SPOUSE OF CHRIS- TOPHER MCGINNIS NKA VICKI LEE KNAPP LAST KNOWN ADDRESSES: 12201 Partridge Hill Row, Hudson, FL, 34667 YOU ARE HEREBY NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County: Lot 210, Beacon Woods Village 3-B, according to the Plat thereof as recorded in Plat Book 11, Pages 41-42, of the Public Records of Pasco County, Florida. 12201 Partridge Hill Row, Hudson, FL, 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Frank A. Ruggieri, attorney for the Plaintiff, Beacon Woods Civic Association, Inc., whose address is 13000 Avalon Lake Drive, Suite 305, Orlando, FL 32828, and file the original with the clerk of the above-styled court within 30 days after the first publication of this Notice of Action, otherwise a default will be entered against you for the relief prayed for in the complaint or petition. DUE ON OR BEFORE AUGUST 31, 2026 This notice shall be published once a week for two consecutive weeks in the Business Observer. WITNESS my hand and the seal of said court at Pasco County, Florida on this 28 day of July, 2026. Nikki Alvarez-Sowles Clerk of the Court Pasco County, Florida (SEAL) By: Shakira Ramirez Pagan Deputy Clerk /S/ Sean P. Reed FRANK A. RUGGIERI, ESQ. Florida Bar No.: 0064520 SEAN P. REED, ESQ. Florida Bar No.: 1040934 THE RUGGIERI LAW FIRM, P.A. 13000 Avalon Lake Drive, Ste. 305 Orlando, Florida 32828 Phone: (407) 395-4766 pleadings@ruggierilawfirm.com Attorneys for Plaintiff July 31; Aug. 7, 202626-01923P	SECOND INSERTION NOTICE OF PUBLIC SALE Notice is hereby given that on 08/14/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 SUNL mobile home bearing vehicle identification number S140CK1340 and all personal items located inside the mobile home. Last Tenant: John Morales, Candy Brozik, Christine Lea Rebennack and Linda R. Dunn. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615. July 31; Aug. 7, 202626-01905P	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000763CPAXES IN RE: ESTATE OF EDDIE SILVER, JR., Deceased. The administration of the estate of EDDIE SILVER, JR., deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 31, 2026. APRIL R. SILVER 297 Ocean Avenue #3D Brooklyn, NY 11225 Personal Representative Justin J. Klatsky Attorney for Personal Representative Florida Bar No. 62500 Valrico Law Group 3626 Erindale Drive Valrico, FL 33596 Telephone: (813) 661-5180 Email: justin.klatsky@valricolawgroup.com Secondary Email:tara.morrow@valricolawgroup.com July 31; Aug. 7, 202626-01899P		

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2026CA002154CAAXES DIVISION: J1 WESTSTAR MORTGAGE CORPORATION, a New Mexico Corporation, Plaintiff, v. MICHAEL A. SLAUGHTER, ET AL., Defendants. To: Michael A. Slaughter Last Known Address: 6641 Nathan Court, Wesley Chapel, FL 33544 Current Address: Unknown To: Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendants Who Are Not Known To Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 1180, OF THE UNRECORDED PLAT OF ANGUS VALLEY, UNIT THREE BEING FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF STATED SECTION 2, THENCE RUN EAST (ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF STATED SECTION 2, A DISTANCE OF 995.04 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 3502.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 138.45 FEET; THENCE NORTH 79 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 324.62 FEET; THENCE SOUTH 19 DEGREES 37 MIN-	UTES 21 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 70 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 372.25 FEET TO THE POINT OF BEGINNING. Property Address: 6641 NATHAN COURT, WESLEY CHAPEL, FL 33544 has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 4025 Tampa Road, Suite 1205, Oldsmar, FL 34677; eService@quinnlegal.com, 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. DUE ON OR BEFORE AUGUST 31, 2026 This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES 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 Road, New Port Richey, FL 34654; (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. THESE ARE NOT COURT INFORMATION NUMBERS WITNESS my hand and the seal of this court on July 29, 2026 Clerk of the Circuit Court Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan Quinn Legal, P.A. 4025 Tampa Road, Suite 1205 Oldsmar, FL 34677 Phone: 727-474-9603 eService@quinnlegal.com July 31; August 7, 202626-01933P
SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001061 IN RE: ESTATE OF PATRICIA A. HASBROUCK, Deceased. The administration of the estate of PATRICIA A. HASBROUCK, deceased, whose date of death was February 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little 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	fied 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: July 31, 2026. JENNIFER RICHARDS

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001061 IN RE: ESTATE OF PATRICIA A. HASBROUCK, Deceased. The administration of the estate of PATRICIA A. HASBROUCK, deceased, whose date of death was February 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little	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	fied 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: July 31, 2026. JENNIFER RICHARDS	Personal Representative 4346 Glissade Drive New Port Richey, FL 34652 Robert D. Hines, Esq. Attorney for Personal Representative 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 July 31; Aug. 7, 202626-01927P
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--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
CASE NO: 2026DR353585
LUIS JOSE HERNANDEZ BECERRA
Petitioner,
vs.
JENNY MARIA TORREALBA DE ARMAS,
Respondent.
TO: JENNY MARIA TORREALBA DE ARMAS,
UNKNOWN ADDRESS

You are notified that an action for Establishment of Paternity has been filed against you and that you are required to serve of copy of your written defenses, if any, to it on MILTON TORO MARQUEZ, ESQ, whose address is: 2902 Busch Lake Blvd Tampa, FL 33614 ON OR BEFORE 8/31/2026 and file the original with the clerk of this court at 425 N, Orange Ave, Suite 320, Orlando, FL 32801 before service on the Petitioner, or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in this petition.

The petition is only asking the court to Establish Paternity since there is no real or personal properly to be divided in this action.

Copies of all court documents on 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 current address. (You may file Designation of Current Mailing and E-MAIL

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001575
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
CHRISTA MURRAY; et al.,
Defendant(s).
TO: Unknown Spouse of Christa Murray
Last Known Residence: 18822 Sunterra Dr Land O Lakes, FL 34638

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 5, BLOCK 15 OF TIER-RA DEL SOL PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 130 THROUGH 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 31st, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP001110CPAXES
Division I
IN RE: ESTATE OF
LEROY R. HAHM, a/k/a
LEROY ROLAND HAHM
Deceased.

The administration of the estate of LEROY R. HAHM, a/k/a LEROY ROLAND HAHM, deceased, whose date of death was June 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 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.

Address, Florida Supreme Court Approved Family Law form 12.915) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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.

Dated: 7/22/26.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT (SEAL)

By: Lauren Wheatley
Deputy Clerk

Respectfully submitted,
Milton Toro Marquez, Esq.
State Bar No. 0076815
Acevedo Law Firm
2902 Busch Lake Blvd
Tampa, FL 33614
Tel: (813) 440-2 1 66
E-Mail: milton@acevedolawfirm.com
July 31; August 7, 14, 21, 2026

26-01917P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001060
Division PROBATE
IN RE: ESTATE OF
JUNE BLAKE EDWARDS
Deceased.

The administration of the estate of JUNE BLAKE EDWARDS, deceased, whose date of death was April 22, 2026; File Number 26-CP-001060, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 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 July 31, 2026.

JEFFREY BLAKE EDWARDS
Personal Representative
2035 Shelbourne Court
Wesley Chapel, FL 33543

WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
July 31; Aug. 7, 2026

26-01877P

Personal Representative:
RAYMOND LUTZ
284 Theodore Terrace
The Villages, Florida 32163
Attorney for Personal Representative:
EDWARD W. SOULSBY, B.C.S.
Attorney for Personal Representative
Florida Bar Number: 0488216
TROTTER & SOULSBY, P.A.
4064 SR 44, Suite B
Wildwood, Florida 34785
Telephone: (352) 205-7245
Fax: (352) 205-7305
E-Mail: ed@trotterlaw.com
2nd E-Mail: justin@trotterlaw.com
July 31; Aug. 7, 2026

26-01931P

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CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

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SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No.
2023CA 004936CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC,
PLAINTIFF, VS.
KWAKU ODAME KWAP ONG, ET AL.
DEFENDANT(S).
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on August 13, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

LOT 193, VETERANS VILLAS PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 92 AND 93, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND CORRECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1152, PAGE 1066 AND 1067, 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 within sixty (60) days after the sale. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone#: 561-338-4101
Fax#: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
Our Case#: 23-001502
July 31; Aug. 7, 2026

26-01924P

SECOND INSERTION

Page 65, of the Public Records of Pasco County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on David E. Williamson, Attorney For Plaintiff, whose address is 1418 N.W. 6th Street, Gainesville, FL 32601, within thirty (30) days after the date of the first publication of this notice, and file the original with the Clerk of this Court either before service upon the 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 AUGUST 31, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No.
2026CA002260CAAXWS
Navy Federal Credit Union
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
Dwayne E. Lansdown, Sr. a/k/a
Dwayne Edmund Lansdown, Sr. a/k/a Dwayne E. Lansdown,
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 Dwayne E. Lansdown, Sr. a/k/a Dwayne Edmund Lansdown, Sr. a/k/a Dwayne E. Lansdown, Deceased
Last Known Address: Unknown

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

UNIT 207, BUILDING 200, OF HARBOR VILLAS CONDOMINIUM PHASE ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 930, PAGE(S) 1743, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN 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 Orlando F. Amador, 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 August 31st, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001052ES
IN RE: ESTATE OF
Lynne Shirley Nadeau a/k/a
Lynne Shirley Edmondson
Deceased.

The administration of the estate of Lynne Shirley Nadeau a/k/a Lynne Shirley Edmondson, deceased, whose date of death was December 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. 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. 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 July 31, 2026.

Personal Representative:
Harold Daniels
6955 Mauna Loa Lane
Naples, Florida 34113

Attorney for Personal Representative: Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrodd@alfonsohersch.com
July 31; Aug. 7, 2026

26-01932P

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 July 28, 2026

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

David E. Williamson,
Attorney For Plaintiff,
1418 N.W. 6th Street,
Gainesville, FL 32601
July 31; Aug. 7, 2026

26-01920P

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 July 28th 2026.

Nikki Alvarez - Sowles
As Clerk of the Court (SEAL) By Haley Joyner
As Deputy Clerk

Orlando Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F02247
July 31; Aug. 7, 2026

26-01918P

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

--- ACTIONS / PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/14/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1976 BONA travel trailer, vehicle identification number 2810 and all personal items located inside the travel trailer. Last Tenant: Violet Moore. Sale to be held at: Leisure Days RV Resort, 34533 Leisure Days Drive, Zephyrhills, Florida 33541, (813) 788-2631.
July 31; Aug. 7, 2026 26-01906P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA001500CAAXWS PROPERTY PARTNER SOLUTION LLC, a Wymong Limited Liability Company, Plaintiff, v. JAIME MONSERRAT JR. and MELANIE J. MONSERRAT, Defendants.
TO: JAIME MONSERRAT JR Last Ad-dress: 13644 Crest Lake Dr Hudson, FL 34669

YOU ARE NOTIFIED that an action for Specific Performance on the follow-ing property located in Pasco County, Florida:

Legal Description: LAKESIDE PHASE 1A, 2A & 5 PB 61 PG 027 LOT 302 OR 9331 PG 2612
Parcel Identification number: 35-24-17-0080-00000-3020
Property Address: 13644 Crest Lake Dr Hudson, FL 34669 ("Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Edward Moldovan, Esq. of E.M. Law & Associates, PLLC the plaintiff's attorney, whose address is 1832 Thomas Street, Holly-wood, FL 33020 and whose email ad-dress is Edward@enlawoffice.com on or before AUGUST 31, 2026 (2026) and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded in the complaint or petition.

WITNESS my hand and seal of this Court at Pasco County, Florida on this 29 day of July 2026

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

Edward Moldovan, Esq.
E.M. Law & Associates, PLLC
the plaintiff's attorney
1832 Thomas Street
Hollywood, FL 33020
Edward@enlawoffice.com
July 31; August 7, 14, 21, 2026 26-01935P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA001500CAAXWS PROPERTY PARTNER SOLUTION LLC, a Wymong Limited Liability Company, Plaintiff, v. JAIME MONSERRAT JR. and MELANIE J. MONSERRAT, Defendants.
TO: MELANIE J. MONSERRAT Last Address: 13644 Crest Lake Dr Hudson, FL 34669

YOU ARE NOTIFIED that an action for Specific Performance on the follow-ing property located in Pasco County, Florida:

Legal Description: LAKESIDE PHASE 1A, 2A & 5 PB 61 PG 027 LOT 302 OR 9331 PG 2612
Parcel Identification number: 35-24-17-0080-00000-3020
Property Address: 13644 Crest Lake Dr Hudson, FL 34669 ("Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Edward Moldovan, Esq. of E.M. Law & Associates, PLLC the plaintiff's attorney, whose address is 1832 Thomas Street, Holly-wood, FL 33020 and whose email ad-dress is Edward@enlawoffice.com on or before AUGUST 31, 2026 (2026) and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded in the complaint or petition.

WITNESS my hand and seal of this Court at Pasco County, Florida on this 29 day of July 2026

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

Edward Moldovan, Esq.
E.M. Law & Associates, PLLC
the plaintiff's attorney
1832 Thomas Street
Hollywood, FL 33020
Edward@enlawoffice.com
July 31; August 7, 14, 21, 2026 26-01934P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000071TDAXXX
That AVK REAL ESTATE LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2108747
Year of Issuance: 03/01/2025
Description of Property: 22-26-16-0010-00D00-0300 ANCLOTE RVR ESTS-1 MB 6 PG 1 L 30 BLK D RB 901 PG 568
Name(s) in which assessed: JOHN BOULDREE
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01794P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000076TDAXXX
That RICARDO GONZALEZ TOLEDANO, 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 #: 1700759
Year of Issuance: 06/01/2018
Description of Property: 26-24-21-0120-00000-00B1 VICTORY SUB PB 2 PG 31 POR LOT B COM AT NE COR LOT B TH SWLY ALONG S BDY OF LOTS 1 & 2 BK 4 56 FT TH S TO S BDY OF LOT B TH E TO SE COR TH NWLY ALONG E BDY LINE TO POB BEING THAT PORTION OF LOT B NORTH OF TUSKEGEE ST LESS R/W OR 1840 PG 1779 OR 3609 PG 779
Name(s) in which assessed: PHILLIP HUNTER
JIMMY JOHNSON
DORETHA JOHNSON
ESTATE OF PHILLIP HUNTER
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01797P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000074TDAXXX
That URIAH COLLARD, 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 #: 1806836
Year of Issuance: 06/01/2019
Description of Property: 15-24-16-0010-00600-0130 GULF VIEW PB 3 PG 90 LOTS 13 & 14 BLOCK 6 OR 3277 PG 808
Name(s) in which assessed: CATHERINE DEAN GAFFORD
A COGDELL
H ELLISON
L HUSKEY
K ESSLINGER
J L DEAN JR
M C GAFFORD
ANITA TORBERT COGDELL
HATTIE TORBERT ELLISON
KATHALEEN CROSSLEY
ESSLINGER
LOUISE TORBERT HUSKEY
JOSEPH L DEAN JR
MARY CATHERINE DEAN GAFFORD
CATHERINE D GAFFORD
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01796P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000073TDAXXX
That ENEISHA NELSON, 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 #: 1700882
Year of Issuance: 06/01/2018
Description of Property: 27-24-21-0460-02400-0010 W C SUMNERS ADDITION DB 10 PG 197 NORTH 19.00 FT LOT 1 BLOCK 24 OR 1531 PG 1751
Name(s) in which assessed: LOUIS ALLEN
ANNA L ALLEN
LEWIS ALLEN
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01795P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000081TDAXXX
That PALLUM 401 K 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 #: 2103279
Year of Issuance: 06/01/2022
Description of Property: 08-24-18-0030-00000-1590 LEISURE HILLS SUB UNREC PLAT TR 159 DESC AS N1/2 OF SW1/4 OF NE1/4 OF SW1/4 OF NW1/4 OF SEC; LESS EAST 25 FT THEREOF FOR ROAD R/W
Name(s) in which assessed: JAMES JETMORE
CHRIS JETMORE
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01802P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000093TDAXXX
That MERCURY FUNDING 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 #: 2206561
Year of Issuance: 06/01/2023
Description of Property: 04-25-16-0030-00000-0030 SIGNAL COVE NO 2 B 9 P 74 LOT 3
Name(s) in which assessed: BONNIE TURNER
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01810P

--- TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000079TDAXXX
That PALLUM 401 K 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 #: 2104936
Year of Issuance: 06/01/2022
Description of Property: 16-25-17-0090-14900-0060 MOON LAKE ESTATES UNIT 9 PB 4 PG 101 LOT 6 & 7 BLOCK 149 OR 8255 PG 257
Name(s) in which assessed: ELLA III LLC
JONATHAN R POLITANO
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01800P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000082TDAXXX
That MICHIGAN ATLANTIC EQUITIES 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 #: 2200072
Year of Issuance: 06/01/2023
Description of Property: 32-25-22-0000-00500-0000 N 220 FT OF E 210 FT OF W 358 FT OF N1/2 OF NE1/4 OF SW1/4, E 210 FT OF W 358 FT OF SE1/4 OF NW1/4 S OF PVD RD OR 4507 PG 1055
Name(s) in which assessed: WILLIS E RICE
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01803P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000092TDAXXX
That MERCURY FUNDING 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 #: 2209565
Year of Issuance: 06/01/2023
Description of Property: 32-26-16-0010-00J00-0170 DIXIE GROVES ESTATES PB 6 PG 27 LOT 17 BLOCK J
Name(s) in which assessed: JEFFREY C DUMAS
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01809P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000080TDAXXX
That PALLUM 401 K 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 #: 2105117
Year of Issuance: 06/01/2022
Description of Property: 21-25-17-014R-23600-0101 MOON LAKE ESTATES UNIT 14 REPLAT PB 6 PGS 47 & 48 LOTS 10 & 11 BLOCK 236 OR 1377 PG 48 OR 3823 PG 1198 OR 5900 PG 986
Name(s) in which assessed: TIMOTHY M RUTLEDGE
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01801P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000086TDAXXX
That MICHIGAN ATLANTIC EQUITIES 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 #: 2200579
Year of Issuance: 06/01/2023
Description of Property: 25-24-21-0020-00C00-0000 AUTON WOODS PB 21 PGS 1-4 TR C
Name(s) in which assessed: MARKAGROUP US INC
AALTO US INC
SALTIEL LAW GROUP
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01807P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000100TDAXXX
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2201008
Year of Issuance: 06/01/2023
Description of Property: 10-25-11-0050-00000-0430 CLINTON AVENUE HEIGHTS SUB PB 3 PG 128 LOT 4
Name(s) in which assessed: ZHAOBING HUANG
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01816P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000105TDAXXX
That THE VERNON D AND BRENDA K SMITH FAMILY IRREV TRUST, 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 #: 1704400
Year of Issuance: 06/01/2018
Description of Property: 09-25-18-0020-00E00-0020 JULIUS PARK SUBDIVISION PB 3 PG 94 LOTS 2 & 3 BLOCK E OR 3901 PG 157
Name(s) in which assessed: PAUL M PATTERSON
JANET L PATTERSON
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01820P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000096TDAXXX
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2201908
Year of Issuance: 06/01/2023
Description of Property: 16-26-21-0010-05200-0010 ZEPHYRHILLS COLONY COM-PANY LANDS PB 2 PG 1 THE EAST 132 FT OF SOUTH 225 FT OF TRACT 52 AKA PARCEL 2 OR 995 PG 1456 OR 1701 PG 1672
Name(s) in which assessed: E ELLEN KAGEY
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01812P

THIRD INSERTION

Notice of Application for Tax Deed 2026XX000101TDAXXX
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2204971
Year of Issuance: 06/01/2023
Description of Property: 15-25-17-0100-16700-0030 BLK 167 MOON LAKE NO 10 MB 5 PGS 128 TO 131 LOTS 3, 4
Name(s) in which assessed: CESAR RENDON
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 August 27, 2026 at 10:00 am.
July 13, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 24, 31; August 7, 14, 2026 26-01817P

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FLORIDA'S NEWSPAPER FOR THE GULF

Business Observer

LV20906.V24

TAX DEEDS

THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION
Notice of Application for Tax Deed 2026XX000109TDAXXX That FRANK W BELL, 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 #: 1709806 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0140 TAYLORS HTS MB 5 PG 164 LOT 14 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 926 OR 6877 PG 789 Name(s) in which assessed: JOHN VASSILAGORIS REGISTERED AGENT TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01824P	Notice of Application for Tax Deed 2026XX000108TDAXXX That FRANK W BELL, 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 #: 1709803 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0110 TAYLORS HTS MB 5 PG 164 LOT 11 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 931 OR 6877 PG 789 Name(s) in which assessed: TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC JOHN VASSILAGORIS 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01823P	Notice of Application for Tax Deed 2026XX000107TDAXXX That FRANK W BELL, 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 #: 1709805 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0130 TAYLORS HTS MB 5 PG 164 LOT 13 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 981 OR 6877 PG 789 Name(s) in which assessed: JOHN VASSILAGORIS REGISTERED AGENT TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01822P	Notice of Application for Tax Deed 2026XX000106TDAXXX That FRANK W BELL, 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 #: 1709804 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0120 TAYLORS HTS MB 5 PG 164 LOT 12 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 976 OR 6877 PG 789 Name(s) in which assessed: TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC JOHN VASSILAGORIS 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01821P	Notice of Application for Tax Deed 2026XX000103TDAXXX That MORNING STAR ONE 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 #: 2206301 Year of Issuance: 06/01/2023 Description of Property: 36-24-16-0060-00000-0860 PARKWOOD ACS UNIT 1 UN-REC LOT 86 DESC AS COM NE COR SEC TH N89DEG 12'04"W 200 FT THS00 DEG 58'50"W 1850 FT FOR POB TH CONT S00DEG 58'50"W 100 FT TH N89DEG 17'04"W 175 FT TH N00DEG 58'50"E 100 FT TH S89 DEG 17'04"E 175 FT TO POB Name(s) in which assessed: LAURI ANN DACEY 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01818P	Notice of Application for Tax Deed 2026XX000085TDAXXX That MICHIGAN ATLANTIC EQUITIES 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 #: 2200264 Year of Issuance: 06/01/2023 Description of Property: 26-23-21-002A-00000-0352 SUB OF SE1/4 OF NW1/4 OF SEC 26 TWP 23S R 21E PB 2 PG 44 NORTH 220 FT OF SOUTH 280 FT OF LOT 35 EXC EAST 100 FT THEREOF OR 1889 PG 182 Name(s) in which assessed: ISALAH STEWART JR RUBY M STEWART 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01806P

THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION
Notice of Application for Tax Deed 2026XX000083TDAXXX That MICHIGAN ATLANTIC EQUITIES 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 #: 2201134 Year of Issuance: 06/01/2023 Description of Property: 33-25-21-0010-00800-0040 CUNNINGHAM ESTATES PB 5 PG 82 LOT 4 BLOCK 8 OR 9773 PG 1602 Name(s) in which assessed: LINDA K VALLEE 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01804P	Notice of Application for Tax Deed 2026XX000097TDAXXX That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2206803 Year of Issuance: 06/01/2023 Description of Property: 10-25-16-0610-00000-7180 GULF HIGHLANDS UNIT 6 PB 16 PGS 48 & 49 LOT 718 OR 5463 PG 255 Name(s) in which assessed: CRYSTAL MONAST 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01813P	Notice of Application for Tax Deed 2026XX000098TDAXXX That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2208035 Year of Issuance: 06/01/2023 Description of Property: 03-26-16-0090-00700-0080 RICHEY LAKES NO 1 PB 4 PG 100 LOT 8 BLK 7 OR 9616 PG 3632 Name(s) in which assessed: KYLE R SCHAEFFER 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01814P	Notice of Application for Tax Deed 2026XX000084TDAXXX That MICHIGAN ATLANTIC EQUITIES 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 #: 2200382 Year of Issuance: 06/01/2023 Description of Property: 04-24-21-0000-00100-0065 THE E1/2 OF E1/2 OF W1/2 OF N1/2 OF NW1/4 OF SE1/4 LESS THE NORTH 525.00 FT; & THE W1/2 OF E1/2 OF W1/2 OF N1/2 OF NW1/4 OF SE1/4 LESS THE NORTH 475.00 FT SUBJECT TO AN INGRESS-EGRESS EASEMENT OVER THE WEST 25.00 FT THEREOF TOGETHER WITH AN EASEMENT FOR INGRESS-EGRESS OVER THE WEST 25.00 FT OF NORTH 475.00 FT OF W1/2 OF E1/2 OF W1/2 OF N1/2 OF NW1/4 OF SE1/4 OR 3623 PG 1782 OR 7438 PG 1406 OR 8587 PG 1121 OR 9158 PG 3641 Name(s) in which assessed: ELIZABETH BASS 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01805P	Notice of Application for Tax Deed 2026XX000099TDAXXX That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2209773 Year of Issuance: 06/01/2023 Description of Property: 24-26-15-0030-00001-0370 BEACON SQUARE UNIT NINE PB 9 PGS 42 & 43 LOT 1037 EXC PARCEL 1037-A DESC AS COM AT SW COR OF LOT 1037 FOR POB TH ALG WEST BDY LINE OF LOT 1037 N00DG 22' 07"E 14.00 FT TH S22DG 44' 44"E 14.77 FT TO SOUTH BDY LINE OF LOT 1037 TH ALG SOUTH BDY LINE 5.81 FT ALG ARC OF CURVE TO LEFT RAD 40.00 FT CHD 5.81 FT BRG S86DG 12' 26"W TO POB OR 3400 PG 1819 Name(s) in which assessed: LINDA C MEDCALF LINDA C YORKS LINDA C METCALF 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01815P	Notice of Application for Tax Deed 2026XX000078TDAXXX That PALLUM 401 K 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 #: 2108139 Year of Issuance: 06/01/2022 Description of Property: 11-26-16-0010-01400-0031 PORT RICHEY LAND COM-PANY SUB PB 1 PG 60 THAT PART OF TRACTS 14 & 15 & THAT PART OF TRACTS 38 & 39 OF TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 68 LYING NELY OF LITTLE ROAD PER OR 888 PG 1739 & NWLY OF OLD CELIA DRIVE PER OR 925 PG 965 & ALSO NWLY OF RIVER CROSSING OFFICE COMPLEX ROADWAY EASEMENT PER OR 3594 PG 1933 & SLY OF SLY PITHLA- CHASCOTTEE RIVER WETLAND JUR- ISDICTONAL LIMITS PER OR 1954 PG 15 EXC THAT PART THEREOF IN RIVER CROSSING UNIT 11 PB 26 PG 65 & EXC RIVER CROSSING OFFICE COMPLEX-PARCEL 1, RIVER CROSSING OFFICE COMPLEX-DRAINAGE EASEMENT NO 3,& THAT POR THEREOF IN RIVER CROSSING OFFICE COMPLEX DRAINAGE EASE- MENT NO 1 PER OR 3594 PG 1933 & EXC THAT PART LYING BETWEEN SAID SLY LIMITS,RIVER CROSSING UNIT11,&CONSV EASE BDYPER2028/ /1936;&EXCR/WPCL#108;&EXC POR PER5773/1884;SUBJ TO ESMT PER 3549/1984 & 3595/1 OR 3619 PG 1971 Name(s) in which assessed: WYNDHAM INVESTMENT CORP CARLA A MINIERI REGISTERED AGENT LITTLE ROAD PARTNERSHIP 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01799P

THIRD INSERTION
Notice of Application for Tax Deed 2026XX000077TDAXXX That PALLUM 401 K 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 #: 2108137 Year of Issuance: 06/01/2022 Description of Property: 11-26-16-0010-01400-0020 PORT RICHEY LAND COMPANY SUB PB 1 PGS 60 & 61 POR OF TRACTS 14 & 15 DESC AS COM AT SE COR OF SEC 11 TH S89DG 51' 59"E 60.01 FT TH 2262.37 FT ALG ARC OF CURVE TO LEFT RAD 2060.26 FT CHD 2150.41 FT BRG N30DG 47' 37"W TH N62DG 15' 06"W 451.76 FT FOR POB TH CONT N62DG 15' 06"W 591.93 FT TH 1247.25 FT ALG ARC OF CURVE TO RIGHT RAD 1140 FT CHD 1185.97 FT BRG N30DG 54' 31"W TH N00DG 26' 04"E 300.34 FT TH S89DG 21' 16"E 550.00 FT TH S50DG 10' 35"E 1439.92 FT TH 226.33 FT ALG ARC OF CURVE TO RIGHT RAD 490.00 FT CHD 224.33 FT BRG S37DG 39' 25"W TH S50DG 53' 22"W 134.49 FT TH 319.07 FT ALG ARC OF CURVE TO LEFT RAD 790 FT CHD 316.91 FT BRG S39DG 19' 08"W TH S27DG 44' 54"W177.98FT TOPOBEXCPORLYING SOUTHOFRIVER, &EXCPOROFR/WPCL 109LYINGNORTHOFRIVER &EXC R/W PCL 601;SUBJECT TO CONSV EASEMENT PER OR 2028 PG 1936 OR 3619 PG 1971 Name(s) in which assessed: LITTLE ROAD PARTNERSHIP CARLA A MINIERI REGISTERED AGENT WYNDHAM INVESTMENT CORP 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01798P

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.

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THIRD INSERTION
Notice of Application for Tax Deed 2026XX000094TDAXXX That MERCURY FUNDING 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 #: 2209429 Year of Issuance: 06/01/2023 Description of Property: 31-26-16-0110-00600-00A0 ADELLE GARDENS PB 6 PG 16 POR OF BLOCK B BEING A RE-PLAT OF BLOCK 6 OF ADELLE GARDENS PB 5 PG 29 POR DESC AS COM AT NW COR OF BLOCK 6 TH EAST 145.00 FT TH SOUTH 100.00 FT FOR POB TH EAST 111.00 FT TH SOUTH 50.00 FT TH WEST 111.00 FT TH NORTH 50.00 FT TO POB Name(s) in which assessed: BAY AREA RENTAL & REALTY LLC PIERRE FOWLER 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01811P

THIRD INSERTION
Notice of Application for Tax Deed 2026XX000104TDAXXX That BLACK CUB 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 #: 2108526 Year of Issuance: 06/01/2022 Description of Property: 18-26-16-0400-00004-014A GARDENS OF BEACON SQUARE CONDO NO 4-B PB 12 PG 8 BLDG 401A UNIT A & COMMON ELEMENTS Name(s) in which assessed: FEBRUARY 17, 2024 LAND TRUST FRESH LEGAL PERSPECTIVE PL TRUSTEE FRESH LEGAL PERSPECTIVE PLLC KEATHEL W CHAUNCEY ESQUIRE REGISTERED AGENT FRESH LEGAL PERSPECTIVE PL 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 August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01819P

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