

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION
COBBLESTONE 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 Cobblestone Community Development District (“District”) will hold a public hearing 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, 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, Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://www.cobblestonecdd.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 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 14, 2026	26-02002P
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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(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Hilltop Point Community Development District (“District”) will hold a public hearing on August 26, 2026 at 10:15 a.m., and at Hampton Inn & Suites by Hilton, Tampa-Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 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, Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://www.hilltoppointcdd.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 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 14, 2026	26-02003P
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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. 2018DP000051DPAXWS IN THE INTEREST OF: J.A.J. DOB: 11/1/2017, MINOR CHILD TO: McKenna Nolan, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Peti- tion to terminate your parental rights and permanently commit the follow- ing child for adoption: J.A.J. born on 11/1/2017. You are hereby commanded to appear on September 22, 2026, at 2:00 PM before the Honorable Laura- lee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING. FAILURE TO PERSONALLY AP- PEAR AT THIS ADVISORY HEAR- ING 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Informa- tion 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 pro- ceedings in Dade City at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. WITNESS, my hand and the seal of this Court in Pasco County, Florida on 5th day of August, 2026. OFFICE OF NIKKI ALVAREZ- SOWLES, ESQ. Clerk and Comptroller (SEAL) By: /s/ Karen S. Papadopolas Deputy Clerk, Jacqueline Minton /s/ Megan Sastre Assistant State Attorney Bar Number 1030713 Aug. 14, 21, 28; Sept. 4, 2026
26-02001P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Shaw Dealer Training Group located at 4817 Limestone Dr, in the County of Pasco, in the City of Port Richey, Florida 34688 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Richey, Florida, this 10th day of August, 2026. OFF GRID HOLDINGS, INC. August 14, 2026
26-02028P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Two Llamas Vending located at 400 N Tampa St Ste 1550 PMB 771125, in the County of Pasco, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 10th day of August, 2026. TRI-BLADE ENTERPRISES LLC August 14, 2026
26-02027P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY 2025DP000104DPAXWS-08 In The Interest Of: M.V., DOB:07/18/2013 K.S., DOB: 06/04/2012 I.S., DOB: 07/30/2010 Minor Children. TO: Christina Batista Unknown Addre You are hereby notified that a Peti- tion under oath, has been filed in the above-styled Court for the Termina- tion of your parental rights of M.V., a female child, born on July 18, 2013, in Bronx County, State of New York, K.S., a female child born on June 4, 2012, in Queens County, State of New York and I.S., a female child, born on July 30, 2010, in King County, State of New York as Christina Batista and commitment of M.V., K.S. and I.S. to the State of Florida Department of Children and Families for subsequent adoption. You are here- by 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 3B, New Port Richey, Florida 34654, on October 1, 2026 at 9:30am EST. FAILURE TO PERSONALLY AP- PEAR AT THIS ADVISORY HEAR- ING 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.
YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU. PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLOR- IDA 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Informa- tion 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 pro- ceedings in Dade City at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. WITNESS, my hand and the seal of this Court in Pasco County, Florida on 5th day of August, 2026. OFFICE OF NIKKI ALVAREZ- SOWLES, ESQ. Clerk and Comptroller (SEAL) By: /s/ Karen S. Papadopolas Deputy Clerk /s/ Kathleen Hardgrave Turner Assistant State Attorney Bar Number 002232 Aug. 14, 21, 28; Sept. 4, 2026
26-02010P

FIRST INSERTION
BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
Notice is hereby given that the Board of Supervisors (“Board”) of the Bridgewater of Wesley Chapel Community Development District (“District”) will hold a regular meeting of its Board on September 1, 2026, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544 . At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“ District Manager’s Office ”), during normal business hours.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager August 14, 2026
26-02011P

FIRST INSERTION
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING
Notice is hereby given that the regular meeting of the Board of Supervisors of the Epperson Ranch Community Development District (the “ District ”) has been moved from Monday, September 7, 2026, to Thursday, September 10, 2026, at 6:15 p.m. at The WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors. Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 536. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Epperson Ranch Community Development District Heath Beckett, District Manager (321) 263-0132, Ext. 536 August 14, 2026
26-02040P

FIRST INSERTION
FICTITIOUS NAME NOTICE Now COMING FORWARD; Glenn Caron, intending to conduct business in Pasco County, FL under the name GLENN LIONEL CARON at the following address; 9 Dudley Rd, Raymond N.H. 03077. Any inquiries may sent to that noted address. August 14, 2026
26-02042P

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

Notice is hereby given that the Board of Supervisors (“**Board**”) of The Preserve at South Branch Community Development District (“**District**”) will hold a regular meeting of its Board on **September 3, 2026, at 4:00 p.m.** at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O’ Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“**District Manager’s Office**”), during normal business hours.

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

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

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

District Manager August 14, 2026	26-02012P
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FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular meetings for Fiscal Year 2026 at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, at 10:00 a.m. unless otherwise indicated as follows:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Special District Services, Inc. or by calling (561) 630-4922.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Darryl Adams District Manager Rizzetta & Company, Inc. August 14, 2026	26-02015P
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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 Fo-to-Grafix located at 4121 Highland Loop in the City of New Port Richey, Pasco, FL 34652-5974 intends to reg- ister the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of August, 2026 Charles Carter August 14, 2026
26-02047P

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 CITY CAFE & WINE BAR located at 25857 Sierra Center Boulevard in the City of Lutz, Pasco, FL 33559intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of August, 2026 City Furniture, Inc. August 14, 2026
26-02006P

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 J.C.Rosario Bookkeeping located at 36000 Laguna Hills Circle in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of August, 2026 Jean Carlos Rosario Neris August 14, 2026
26-02046P

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 EcoEpicurean Life located at 33037 Trilby Rd in the City of Dade City, Pas- co, FL 33523 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of August, 2026 Cristina D McCormack August 14, 2026
26-02017P

**PUBLISH YOUR
LEGAL NOTICE**

Email
legal@businessobserverfl.com

**Business
Observer**

IV2026-08-17

PUBLICS

FIRST INSERTION

NOTICE

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

ORDINANCE NO. 1526-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING ; SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 1527-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER NOVEMBER 1, 2026; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

ORDINANCE NO. 1528-26

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS REPEALING AND REPLACING SECTION 50.40 OF THE ZEPHYRHILLS CITY CODE TO UPDATE THE RATES AND CHARGES ESTABLISHED FOR THE CITY OF ZEPHYRHILLS SANITATION DIVISION OF THE PUBLIC WORKS DEPARTMENT; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

The public hearing will be held on August 24, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and E.S. 286.26.

286.0105
August 14, 202626-02048P

FIRST INSERTION

NOTICE OF ACTION

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 Alta Dental Group located at 5404 School Rd in the City of New Port Richey, Pasco, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026
Bajwa NPR Dental PLLC

August 14, 202626-02029P

FIRST INSERTION

NOTICE OF ACTION

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 ABN SECURITY located at 2513 RUSTIC OAKS DR in the City of LUTZ, Pasco, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of August, 2026
NJMC LLC

August 14, 202626-02045P

FIRST INSERTION

NOTICE OF ACTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Garden Home located at 19813 Paso Fino Way, in the County of Pasco, in the City of Dade City, Florida 33523 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 11th day of August, 2026.
STRATEGY WORKS, LLC

August 14, 202626-02041P

PUBLISH
YOUR
LEGAL NOTICE

Call 941-906-9386
and select the
appropriate County
name from the
menu option

or email
legal@businessobserverfl.com

Business
Observer

1-800-858-1236

FIRST INSERTION

TSR 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 TSR Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: September 9, 2026
TIME: 5:30 p.m.
LOCATION: Welcome Center
2500 Heart Pine Avenue
Odessa, Florida 33556

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 / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	2,589	1.0	\$2,195.62

*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

FIRST INSERTION

AVALON PARK WEST 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 Avalon Park West Community Development District (“District”) will hold a public hearing and regular meeting as follows:

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

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, 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 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 14, 202626-02019P

FIRST INSERTION

NOTICE OF ACTION

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 CITY HOME located at 25857 Sierra Center Boulevard in the City of Lutz, Pasco, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of August, 2026
CITY FURNITURE, INC.
/s/ Ryan Cronin, President

August 14, 202626-02043P

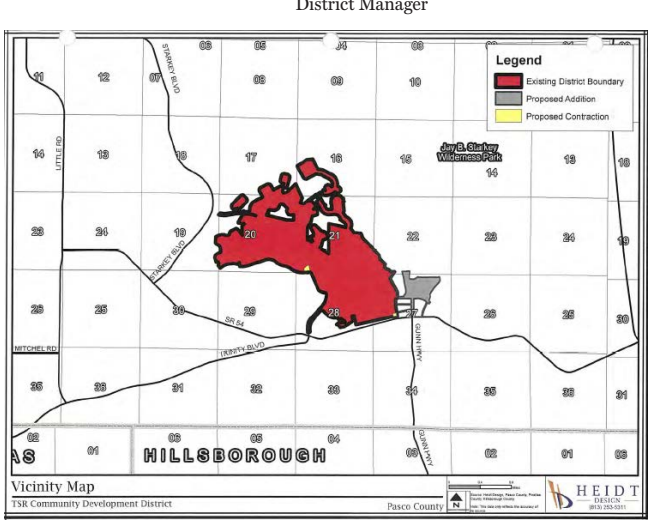
O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will 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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at http://www.tsredd.com/. 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.



August 14, 202626-02020P

FIRST INSERTION

CONCORD STATION 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.

Due to a lack of quorum for the previously scheduled public hearing and regular meeting, the Board of Supervisors (“Board”) of the Concord Station Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 31, 2026
TIME: 6:30 PM
LOCATION: Concord Station Clubhouse
18636 Mentmore Boulevard
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, Haven Management Solutions, LLC 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746, (407) 574-3250 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://www.concordstationcdd.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
August 14, 21, 202626-02039P

FIRST INSERTION

NOTICE OF ACTION

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 Primordial-OOZE located at 37445 Lea Ave in the City of Zephyrhills, Pasco, FL 33541-3511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026
Modal Transportation, LLC
Richard L Bowden

August 14, 202626-02021P

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.

Q&A

1-800-858-1236

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001179ES
IN RE: ESTATE OF
Thomas C. Vance a/k/a
Thomas Christopher Vance
Deceased.

The administration of the estate of Thomas C. Vance, a/k/a Thomas Christopher Vance, deceased, whose date of death was April 12, 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 August 14, 2026.

Personal Representative:
Jaime Chanucey
9077 S. Timberline Terrace
Inverness, Florida 34452
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
August 14, 21, 2026

26-01997P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001070
IN RE: ESTATE OF
CHRISTI WARD,
Deceased.

The administration of the estate of CHRISTI WARD, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: August 14, 2026.

ASHLEY ENDICOTT
Personal Representative
8525 Cameo Drive
New Port Richey, FL 34654
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
August 14, 21, 2026

26-02026P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026-CP-001092
IN RE: ESTATE OF
ELAINE T. DUPUIS,
Deceased.

The administration of the Estate of ELAINE T. DUPUIS, deceased, whose date of death was November 23, 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, Suite 105, New Port Richey, Florida 34654-5598. 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 Section 732.216—732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: August 14, 2026.

LORNA A. MCGEORGE
Personal Representative
999 Vanderbilt Beach Road, Suite 200
Naples, FL 34108
Lorna A. McGeorge
Attorney for Petitioner
Florida Bar Number: 1012328
Husch Blackwell LLP
999 Vanderbilt Beach Road, Suite 200
Naples, Florida 34108
Telephone: (202) 378-9336
E-Mail:
lorna.mcgeorge@huschblackwell.com
Secondary E-Mail:
kathy.rose@huschblackwell.com
August 14, 21, 2026

26-02022P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1891
IN RE: ESTATE OF
PHEOBE A. CRARY
Deceased.

The administration of the estate of PHEOBE A. CRARY, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 14, 2026.

Personal Representative:
CHARLOTTE ANNE CRARY
DAVIDSON
9610 Crary Rd.
Aripeka, Florida 34679
Attorney for Personal Representative:
/s/ Michelle D'Angelone
Michelle D'Angelone, Esq.
Attorney for Petitioner
Florida Bar No.: 0016478
Taylor D'Angelone Law, P.A.
7730 Little Rd. Ste. B
New Port Richey, FL 34654
Telephone: (727) 863-0644
Fax: (727) 255-5350
E-Mail: serve.tdlaw@gmail.com
Secondary E-Mail:
md.tdlaw@gmail.com
August 14, 21, 2026

26-02025P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000966
IN RE: ESTATE OF
ANGELO ANTHONY CUOMO,
Deceased.

The administration of the estate of ANGELO ANTHONY CUOMO, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

NOTWITHSTANDING THE TIME 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: August 14, 2026.

REGINA CUOMO
Personal Representative
10302 Landmark Drive
Hudson, FL 34667
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
August 14, 21, 2026

26-01998P

FIRST INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 2026CP001186CPAXWS
IN RE: ESTATE
OF
MARY GRACE HOCKEY
(aka: MARY G. HOCKEY),
Decedent.

The administration of the Estate of Mary Grace Hockey, Deceased, whose date of death was February 21, 2026; Case Number 2026CP001186CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The name and address of the Personal Representative are Lee R. Carr II, 200 Central Avenue Suite 400, St Petersburg, FL 33701, and the name and address of the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent

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

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

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

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

The date of the first publication of this Notice is August 14, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
August 14, 21, 2026

26-02032P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001042CPAXWS
IN RE: ESTATE OF
DAVID PHILIP ADAMS
Deceased.

The administration of the estate of DAVID PHILIP ADAMS, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and 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: August 14, 2026.

Personal Representative
JULIE ADAMS
61 Lake Point Dr.
Roselle, IL 60172
Attorney for Personal Representative:
ERIC A. CRUZ
Attorney for Petitioner
Florida Bar No. 084950
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, Florida 33596
Telephone: (813) 643-4900
E-mail Addresses:
ecruz@bhpalaw.com,
pleadings@brandonbusinesslaw.com
August 14, 21, 2026

26-02009P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No.
2026CP001081CPAXES
Division Probate
IN RE: ESTATE OF
DANIEL PATRICK HALL,
Deceased.

The administration of the estate of Daniel Patrick Hall, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is In the Circuit Court of the Sixth Judicial Circuit in and For Pasco County, Florida 7530 Little Road. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 August 14, 2026.

Personal Representative:
/s/ Sean Patrick Hall-Trzaska
Sean Patrick Hall-Trzaska
61 Flower Street
Buffalo, NY 14214
Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
joshua@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
August 14, 21, 2026

26-01999P

SAVE

TIME

Email your Legal Notice

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

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

BusinessObserver

01/2026

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2026CC003115CCAXES EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RENEE ALECIA ALEXANDER SAYLON, JEFFERY ADAM SAUVE, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: RENEE ALECIA ALEXANDER SAYLON, JEFFERY ADAM SAUVE, and ANY UNKNOWN OCCUPANTS IN POSSESSION	Last Known Address: 31778 Blue Passing Loop, Wesley Chapel, FL 33545 YOU ARE NOTIFIED that an action for mandatory injunction has been filed against you in the County Court of the Sixth Judicial Circuit, in and for Pasco County, Florida. You are required to serve a copy of your written defenses, if any, to this action on Plaintiff's counsel, whose name and address is: GREENBERG, NIKOLOFF, P.A Kelly A. Blum, Esq./FBN 0551201 Daniel J. Greenberg, Esq./FBN 74879 1964 Bayshore Boulevard, Suite A Dunedin, FL 34698 (727) 738-1100/(727) 733-0042 fax Primary e-mail: kelly@associationlawfl.com Secondary e-mail: dan@associationlawfl.com
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 August 7, 2026. Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Aug. 14, 21, 28; Sept. 4, 2026 26-02018P	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA001165 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, VS. THE ESTATE OF TERI M. ROGERS, DECEASED; et al., Defendant(s). TO: The ESTATE OF TERI M. ROGERS, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 81, SEA PINES SUBDIVISION UNIT SIX - FIRST ADDITION, A SUBDIVISION ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 122, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND LOT 81A OF SEA PINES UNIT SIX, UNRECORDED PLAT, ALL BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 4362.14 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS EAST, 170.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS EAST, 60.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 05 SECONDS WEST, 170.00 FEET TO	THE POINT OF BEGINNING, LESS THE SOUTH 60.00 FEET OF THE NORTH 80.00 FEET THEREOF FOR THE SOUTH-WIND DRIVE RIGHT-OF-WAY. 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 September 14th, 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 August 6th, 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 1190-086B Ref# 21992 August 14, 21, 2026 26-02007P
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows: Lot 3, Block B, Oaks Royal Mobile Home Subdivision Phase II, as per Plat thereof recorded in Plat Book 21, Pages 14 and 15, Public Records of Pasco County, Florida.; and that certain 1982, Mobile Home Serial Number(s):	

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.: 2026CA000800CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SCOTT SCHOFFSTALL A/K/A SCOTT W. SCHOFFSTALL; SUNSHINE PARK HOMEOWNERS ASSOCIATION INC.; UNKNOWN SPOUSE OF SCOTT SCHOFFSTALL A/K/A SCOTT W. SCHOFFSTALL Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO County shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 08 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 124, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 67 AND 68, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1985 COUN DOUBLE-WIDE MOBILE HOME IDENTIFICATION NUMBER 0942A, TITLE NUMBER 41713279 AND IDENTIFICATION NUMBER 0942B, TITLE NUMBER 41731987. PROPERTY ADDRESS: 5815 SUNSHINE PARK DR, NEW PORT RICHEY, FL 34652 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST	Attorneys for Plaintiff within twenty (20) days after the date of the first publication of this Notice of Action and file the original with the Clerk of this Court either before service on Plaintiff's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint DUE ON OR BEFORE SEPTEMBER 14TH, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.
AND ASSIGNS; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on 10th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 129, HOLIDAY HILL UNIT SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 5th day of August, 2026. By: /s/ Marc Granger, Esq. Bar. No.: 1468701 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-01332 ESX August 14, 21, 2026 26-01993P	

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. 2022-CC-002106 HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC. , A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. ST. PAUL RENARD ALLEN, DEFENDANT. NOTICE IS HEREBY GIVEN pursuant to a Amended Final Judgment of Foreclosure dated August 1, 2026, and entered in Case No. 2022-CC-002106 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 ST. PAUL RENARD ALLEN is Defendant, Nikki Alvarez-Sowles, Pasco County Clerk of Court, will sell to the highest and best bidder for cash: [] www.pasco.realforeclose.com, the Clerk's website for online auctions, at on the 7th day of August, 2026 the following described property as set forth in said Final Judgment, to wit: Lot 17, Block 10, SUNCOAST LAKES PHASE 1, according to the plat thereof, as recorded in Plat Book 47, Page(s) 1 through 24, of the Public Records of Pasco County, Florida. A/K/A: 10808 Deerberry Drive, 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. 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 H12837/427954/31979970 August 14, 21, 2026 26-02023P

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2025CA002342CAAXWS FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. KETLYN SCOLASTICO, SEA PINES CIVIC ASSOCIATION, INC., UNKNOWN SPOUSE OF KETLYN SCOLASTICO, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 21, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: LOT 107, SEA PINES SUBDIVISION UNIT THREE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 7313 MAKO DR, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on September 14, 2026 at 11:00 A.M...	Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: August 5, 2026 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 2528682 August 14, 21, 2026 26-01994P

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 26-CC-2343 BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CHRISTOPHER L. GORTON, SABRINA C. GORTON, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as: Lot 105, BRIAR PATCH VILLAGE OF SEVEN SPRINGS, Phase 2, according to the Plat thereof as recorded in Plat Book 45, Pages 47 through 51, of the Public Records of Pasco County, Florida. Property Address: 2537 Evershot Drive, New Port Richey, Florida 34655. at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on September 17, 2026. Any person claiming an interest in the surplus from the sale, if any, must	file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 6th day of August, 2026. NIKKI ALVAREZ SOWLES, ESQ. CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 August 14, 21, 2026 26-01995P

FIRST INSERTION

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

CASE NO.: 2025-CA-000317
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST
X-C,
Plaintiff, vs.
JESSICA A. RICHARDSON;
CLAUDE J. ARCHER JR., et al,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 20, 2026, entered in Civil Case No. 2025-CA-000317 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C, is Plaintiff and JESSICA RICHARDSON; CLAUDE J. ARCHER, JR., are Defendants.

The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on September 8, 2026 on the following described property as set forth in said Final Judgment, to wit:

LOT 536, ORANGEWOOD VILLAGE UNIT TEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 97, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property address: 2427 Palmwood Drive, Holiday, FL 34690

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.

DATED this 11th day of August, 2026.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO P.A.
Attorneys for Plaintiff
1900 NW Corporate Blvd., Suite 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424

August 14, 21, 2026 26-02037P

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.
2025CA000928CAAXWS
NEW AMERICAN FUNDING LLC
F/K/A BROKER SOLUTIONS INC.
DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
JAMES M HIGGINS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 15, 2026 in Civil Case No. 2025CA000928CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and James M Higgins, 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 1st day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 140, Colony Lakes, according to the map or plat thereof as recorded in Plat Book 56, Pages 24 through 40, 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-11589FL
August 14, 21, 2026 26-02014P

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-003642

LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
DERRICK C. KELSO, 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 1839, Holiday Lake Estates Unit Twenty-Two, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 45 and 46, of the Public Records of Pasco County, Florida.
Property Address: 3427 Pinon Drive, Holiday, FL 34691

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, 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 6th 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 14, 21, 2026 26-01996P

RE-NOTICE OF FORECLOSURE
SALE

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

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

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reset

FIRST INSERTION

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

CASE NO. 2026CA000837CAAXES
U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
KAREN M. FORBES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2026, and entered in 2026CA000837CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and KAREN M. FORBES; HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, 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 31, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 17, SUNCOAST LAKES PHASE 3 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 74-87, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 15747 CEDAR ELM TERRACE, LAND O LAKES, FL 34638

Any person claiming an interest in the

Foreclosure Sale entered on July 31, 2026 and the Final Judgment of Foreclosure entered on April 30, 2026 in Case No. 2025CA002236CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and DANIEL DEORAZIO; BARBARA TORRES A/K/A BARBARA DEORAZIO; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC.; KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.; and KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, beginning at 11:00 a.m. on the 28th day of September, 2026, in accordance with Section 45.031(10), Florida Statutes,

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 10 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/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-351024 - NaP
August 14, 21, 2026 26-02031P

FIRST INSERTION

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

Case No. 2024CA000206CAAXES
Deutsche Bank National Trust
Company, as Trustee for Fremont
Home Loan Trust 2005-1, Asset-
Backed Certificates, Series 2005-1,
Plaintiff, vs.
Reggie Williams, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000206CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 is the Plaintiff and Reggie Williams; Rose Williams; U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-S3; Ivy Lake Estates Association, Inc.; Suncoast Crossings Master Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 17th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 43, BLOCK 4, IVY LAKE ESTATES, PARCEL ONE, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 113, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID: 31-26-18-0040-00400-0430

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

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

Dated this 10th day of August, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F03031
August 14, 21, 2026 26-02024P

FIRST INSERTION

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

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

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

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

If you are a person with a disability who needs 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 31st day of July, 2026.

Sokolof Remtulla, LLP
By: /s/ Matthew Shapanks
Matthew Shapanka, Esq.
Bar No: 52874
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
pleadings@sokrem.com
File No.: 25-01576
August 14, 21, 2026 26-02013P

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.:
2026CA000601CAAXWS
TOWD POINT MORTGAGE TRUST
2019-HY1, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE,
Plaintiff, vs.
RICHARD SCARBO; DIRECT
REMODELS LLC; UNKNOWN
SPOUSE OF RICHARD SCARBO
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO County shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 08 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 52, IN MELODIE HILLS - UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 4601 IRENE LOOP, NEW PORT RICHEY, FL 34652
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 11 day of August 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
25-02267 - Bidder Number: 9180
August 14, 21, 2026 26-02034P

FIRST INSERTION

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

CASE NO. 2025CA003077CAAXES
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
DOMINIC J CLARK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 13, 2026, and entered in 2025CA003077CAAXES 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 DOMINIC J CLARK; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GTE FEDERAL CREDIT UNION DBA GTE FINANCIAL; CARPENTERS RUN HOMEOWNERS' 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 31, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 125, CARPENTER'S RUN PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 97-100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 1630 SPINNING WHEEL DR, LUTZ, FL 33559

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 10 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/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-330571 - RaO
August 14, 21, 2026 26-02030P

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
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE No.:
2026CA002455CAAXWS
FLTR LLC, AS TRUSTEE OF THE
6627 SANDRA LAND TRUST,
Plaintiff, vs.
BARBARA DIHORIO and ESTATE
OF LOIS BRADY and all unknown
parties claiming by, through, under,
or against THE ESTATE OF LOIS
BRADY,
Defendant,
TO: ESTATE OF LOIS BRADY and all
unknown parties claiming by, through,
under, or against THE ESTATE OF
LOIS BRADY
YOU ARE NOTIFIED that an action
to quiet the title on the following real
property in Pasco County, Florida:
Lot 53, Brown Acres Unit Two, ac-
cording to the map or plat thereof,
as recorded in Plat Book 7, Page(s)
139, of the Public Records of Pasco
County, Florida a/k/a 6627 Sandra
Dr, Port Richey, FL 34668.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Isaac Manzo,
of Manzo & Associates, P.A., Plaintiff's
attorney, whose address is 4767 New
Broad Street, Orlando, FL 32814, tele-
phone number (407) 514-2692, on or
before 09/14/2026, and file the origi-
nal 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.
DATED this August 11, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Shakira Ramirez
Pagan
Isaac Manzo
Manzo & Associates, P.A.
Plaintiff's attorney
4767 New Broad Street
Orlando, FL 32814
(407) 514-2692
Aug. 14, 21, 28; Sept. 4, 2026
26-02036P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 512025CA003758CAAXES
Freedom Mortgage Corporation,
Plaintiff, vs.
Eric Palomino, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 512025CA003758CAAXES
of the Circuit Court of the SIXTH Ju-
dicial Circuit, in and for Pasco County,
Florida, wherein Freedom Mortgage
Corporation is the Plaintiff and Eric
Palomino; Connerton II Community
Association, Inc.; Len-Connerton, LLC
d/b/a Club at Connerton II; The Inde-
pendent Savings Plan Company d/b/a
ISPC, Inc.; United States of America
on behalf of the Secretary of Housing
and Urban Development are the De-
fendants, that Nikki Alvarez-Sowles,
Pasco County Clerk of Court will sell
to the highest and best bidder for cash
at, www.pasco.realforeclose.com, be-
ginning at 11:00 AM on the 17th day
of September, 2026, the following de-
scribed property as set forth in said Fi-
nal Judgment, to wit:
LOT 1, IN BLOCK 8, OF CON-
NERTON VILLAGE 4 PHASE
1, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 90, PAGE 73, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
TAX ID: 19-25-19-0200-00800-
0010
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; Phone: 727.847.8110 (voice)
in New Port Richey, 352.521.4274, ext
8110 (voice) in Dade City, Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.
Dated this 11th day of August, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01959
August 14, 21, 2026 26-02033P

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR PASCO COUNTY, CIVIL
DIVISION
CASE NO.: 2026001621CAAXES
FAIRWAY INDEPENDENT
MORTGAGE CORPORATION,
Plaintiff, vs.
DEMETRIS WEAVER; SOPHIA
WEAVER; LOWE'S HOME
CENTERS, LLC; WESTBROOK
ESTATES HOMEOWNERS
ASSOCIATION, INC.,
Defendants.
TO: DEMETRIS WEAVER;
LAST KNOWN ADDRESS: 5033
WINDINGBROOK TRAIL, WESLEY
CHAPEL, FL 33544
SOPHIA WEAVER; LAST KNOWN
ADDRESS: 5033 WINDINGBROOK
TRAIL, WESLEY CHAPEL, FL 33544
YOU ARE NOTIFIED your where-
abouts are known to the Plaintiff; how-
ever, you have concealed yourself or are
otherwise avoiding service of process
such that personal service of process
cannot be made upon you pursuant to
Chapter 48, Florida Statutes. Plaintiff
has made a diligent search and inquiry
to effect personal service of process
upon you at your last known address
and place of abode, but has been unable
to do so to your purposeful avoidance of
service.
YOU ARE FURTHER NOTIFIED
that an action to foreclose to the follow-
ing property in Pasco County, Florida:
LOT 7, BLOCK 9, SADDLE-
BROOK VILLAGE WEST UNIT
2A, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
43, PAGE(S) 91 THROUGH 96
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
Also known as 5033 WINDING-
BROOK TRAIL, WESLEY CHA-

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND 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.storagetreasures.
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.storagetreasures.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 - mccall, Erica; 03123 - Schlechty,
Ashley; 03145 - Lipscomb, Shanelle; 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.storagetreasures.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, 2026 26-01943P

--- ESTATE ---

SECOND 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is 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

PUBLISH
YOUR
LEGAL NOTICE

Call 941-906-9386
and select the appropriate County
name from the menu.

or email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

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but when there
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next to your
house...

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Business
Observer

FloridaPublicNotices.com

--- ACTIONS / SALES / PUBLIC NOTICES ---

SECOND 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

SECOND 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-

SECOND 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

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, 2026 26-01955P

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, 2026 26-01960P

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 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
August 7, 14, 2026 26-01992P

FOURTH 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

SECOND 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, 2026 26-01950P	
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THIRD 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 Estab-
lishment 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 MAR-
QUEZ, 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 Peti-
tioner, 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 property 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designa-
tion of Current Mailing and E-MAIL

Address, Florida Supreme Court Ap-
proved 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,
FL 34654; (727) 847-8110 (V) for pro-
ceedings in New Port Richey; (352)
521-4274, ext. 8110 (V) for proceed-
ings in Dade City at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation 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) 440-2166
E-Mail: milton@acevedolawfirm.com
July 31; August 7, 14, 21, 2026
26-01917P

SECOND INSERTION
MORALES JOAQUEN 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: 1KKYDP9X7MJ468389, One (1) Black 2019 Peterbilt 579, Vin: 1XPBD49X1KD493556. BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. JESUS GUADALUPE CHAN

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand 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, 2026 26-01775P	
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SECOND 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

SECOND INSERTION
Notice Of Public Sale U-Store Ridge Rd and U-Store 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

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

LEGAL

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 26-01940P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Business Observer

LEGAL

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

SECOND 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.

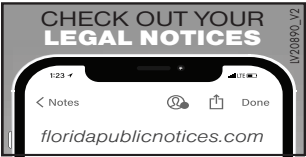
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:15 AM
Sale to be held at www.storage treasures.com.
1172 - Harris, DuJuan; 1176 - PAULUS, JOSHUA AARON; 1193 - lugo, Victor; 1250 - Magill, Danielle; 2146 - Gizzi, Bill; 2284 - Molina, Susana; 3110 - Gray, Bryan; 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 [.](http://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 <a href=)**
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, Terrianna; 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 [.](http://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 <a href=)**
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 [.](http://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 <a href=)**
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 Mceneil, 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 [.](http://www.storage treasures.com.
1038 - Dean, Jessica; 1181 - Hicks, Ashley; 1221 - Laptert, Shyanne; 2112 - Santiago, Luis; 2143 - Martin, Katherine; 2196 - Mneal, Michelle; 2212 - Hines, Jason; 2265 - Toussignant, 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 <a href=)**
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 [.](http://www.storage treasures.com.
B009 - Bologna, April; C023-24 - Morgan, Elise; K007 - Arbuckle, Bart; M017A - Moore, Daniel
PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM
Sale to be held at <a href=)**
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 [| SECOND INSERTION | |
|--|--|
| <p>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</p> <p>CASE NO.:
2026CA000084CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF AT LX 2025-RTL1 TRUST, Plaintiff,
v.
SUNFISH60 LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.</p> <p>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 AT LX 2025-RTL1 TRUST is the Plaintiff, and SUNFISH60 LLC,</p> | <p>A FLORIDA LIMITED LIABILITY COMPANY and REGENCY DRT CORPORATION are the Defendants..</p> <p>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::</p> <p>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.</p> <p>Property Address: 13414 Sunfish Dr., Hudson, FL 34667</p> <p>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.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to</p> |](http://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, 202626-01942P</p></div><div data-bbox=)**

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, 202626-01959P

SECOND 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; CHARMARINE 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, 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 Files:26-400108 August 7, 14, 202626-01977P	



SECOND 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 fla 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, 202626-01938P	

SECOND 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 QUICKEN 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	

SECOND 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, 202626-01985P	

SECOND INSERTION	
RECORDED IN PLAT BOOK 15, PAGES 53 AND 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 9501 MARK TWAIN LN, PORT RICHEY, FL 34668 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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, Esq. FBN: 1031460 File No: 5299.000215 August 7, 14, 202626-01964P	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

LV10248

SECOND 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, 2026 26-01980P

SECOND 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, 2026 26-01966P

SECOND 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, 2026 26-01954P

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-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, 2026 26-01984P

SECOND 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, 2026 26-01972P

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA003893CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ALCIDES P RAMOS; AQUA FINANCE, INC.; KATIE A. RAMOS; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO County shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 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, 2026 26-01958P

SECOND 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, 2026 26-01973P

SECOND 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, 2026 26-01937P

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.

10/26/27

SECOND 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 Devises 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, 202626-01941W

THIRD 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 Address: 13644 Crest Lake Dr Hudson, FL 34669

YOU ARE NOTIFIED that an action for Specific Performance on the following 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, Hollywood, FL 33020 and whose email address 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 demanded 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

THIRD 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 following 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, Hollywood, FL 33020 and whose email address 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 demanded 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

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. 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

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA0000154CAAXES 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:

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"

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

SECOND INSERTION

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

SECOND INSERTION

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, 265.00 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG SAID WESTERLY BOUNDARY OF SAID 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 OF PARK LAKE ESTATES UNIT FOUR, 18.13 FEET; THENCE SOUTH 89 DEGREES 31'27" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID 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

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

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.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
August 7, 14, 2026

26-01983P

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:liana.hood@gmail.com
Attorney for Plaintiffs
August 7, 14, 2026

26-01957P

SECOND 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

SECOND 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

SECOND 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

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\Lianna Matos
Lianna Matos, Esquire
Florida Bar No. 1049814
Communication Email: limatos@raslg.com
25-328631 - NaP
August 7, 14, 2026

26-01982P

SECOND INSERTION

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

SECOND INSERTION

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
dhughes@petersonmyers.com
Attorneys for Plaintiff
August 7, 14, 2026

26-01965P

--- ACTIONS / PUBLIC NOTICES ---

SECOND 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

SECOND 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: JKAZXJCJ19CA011681) ALL PERSONS who claim an interest in the following property: One (1) 2012 Kawasaki Ninja ZX-10R (VIN: JKAZXJCJ19CA011681), 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, 202626-01967P	

SECOND 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 Laurelee 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, 202626-01956P	

FOURTH 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, 202626-01794P	

FOURTH 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, 202626-01797P	

FOURTH 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, 202626-01796P	

FOURTH 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, 202626-01795P	

FOURTH 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, 202626-01802P	

FOURTH 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, 202626-01810P	

FOURTH 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, 202626-01800P	

FOURTH 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, 202626-01803P	

FOURTH 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, 202626-01809P	

FOURTH 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, 202626-01801P	

FOURTH 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, 202626-01807P	

FOURTH 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: 10-25-21-0050-00000-0430 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, 202626-01816P	

FOURTH 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, 202626-01820P	

FOURTH 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 COMPANY 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, 202626-01812P	

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--- TAX DEEDS ---

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH 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

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH 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

FOURTH 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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mypinellasclerk.gov

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MAN'S RIGHTS

By Ayn Rand

A special reprinting
of a classic essay
on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that its indispensable foundation is the principle of individual rights.

If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the

late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man’s nature.

Source of our rights

The Declaration of Independence stated that men “are endowed by their Creator with certain unalienable rights.” Whether one believes that man is the product of a Creator or of nature, the issue of man’s origin does not

of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence.

Thus the government’s function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America’s political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America’s inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country’s wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated “rights” that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these “printing-press rights” negate authentic rights.

Meaning of ‘rights’

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new “rights” and of slave labor camps.

The “gimmick” was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration “will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of “rights” when you read the list which that platform offers:

- “1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.
- “2. The right to earn enough to provide adequate food and clothing and recreation.
- “3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.
- “4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.
- “5. The right of every family to a decent home.
- “6. The right to adequate medical care and the opportunity to achieve and enjoy good health.
- “7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.
- “8. The right to a good education.”

A single question added to each of the above eight clauses would make the issue

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

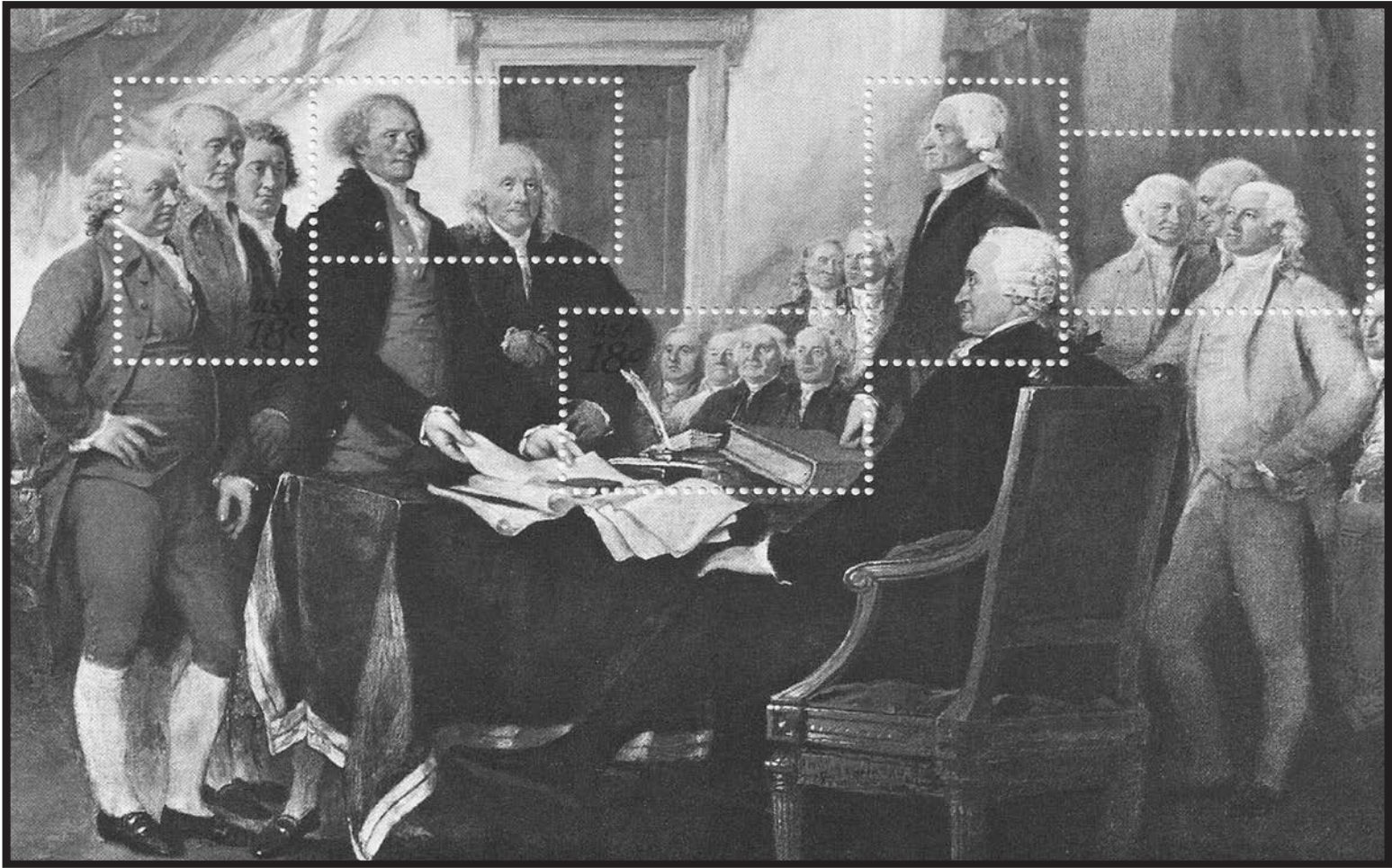
alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

“The source of man’s rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man’s nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational.” (*Atlas Shrugged*)

To violate man’s rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man’s rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that “to secure these rights, governments are instituted among men.” This provided the only valid justification





The Declaration of Independence laid down the principle that ‘to secure these rights, governments are instituted among men.’ This provided the only valid justification of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence. Thus the government’s function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged “right” of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as “the right to enslave.”

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one’s own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not

mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hall, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as “a right to a job” — there is only the right of free trade, that is: a man’s right to take a job if another man chooses to hire him. There is no “right to a home,” only the right of free trade: the right to build a home or to buy it.

There are no “rights to a ‘fair’ wage or a ‘fair’ price” if no one chooses to pay it, to hire a man or to buy his product. There are no “rights of consumers” to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no “rights” of special groups, there are no “rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn.”

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man’s only “economic rights” (they are, in fact, political rights) — and there can be no such thing as “an economic bill of rights.” But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man’s freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another’s rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind’s governments.

Potentially, a government is the most dangerous threat to man’s rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man’s deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

There is only one fundamental right
(all the others are its consequences or
corollaries): a man’s right to his own life.
Life is a process of self-sustaining and
self-generated action; the right
to life means the right to engage in
self-sustaining and self-generated action
... Such is the meaning of the right to life,
liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual’s refusal to finance an opponent is a violation of the opponent’s right of free speech and an act of “censorship.”

It is “censorship,” they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is “censorship,” they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is “censorship,” they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: “There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas.” It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

“Censorship” is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one’s own antagonists.

But according to such doctrines as the “economic bill of rights,” an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a “right” to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the “right” to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the “distribution” of “economic rights” and select the recipients, when the owners’ right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of “economic rights” includes the “right” of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about “economic rights,” the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one’s views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of “the right of free speech” is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: “Congress shall make no law . . . abridging the freedom of speech, or of the press ...” It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today’s most crucial issues: political rights versus “economic rights.” It’s either-or. One destroys the other. But there are, in fact, no “economic rights,” no “collective rights,” no “public-interest rights.” The term “individual rights” is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man’s rights.

