

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION
Derelict Vessel Publication Notice

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL.

The following vessel, to wit: has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit 38 ' Rebuilt Open Motorboat FLZD74530684 FL6473EX, **the vessel is wrecked, substantially dismantled since it is sunken; aground without the ability to extricate itself absent mechanical assistance** and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vesel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is August 21, 2026.

August 21, 28, 2026	26-02057P
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FIRST INSERTION
NOTICE OF BOARD MEETING MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting on September 8, 2026 at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District's website <https://www.mitchellranchcdd.org>, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft District Manager August 21, 2026	26-02058P
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FIRST INSERTION
NOTICE OF WORKSHOP NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

The Northwood Community Development District's Board of Supervisors will hold a workshop on the entryway project on Tuesday, September 29, 2026, at 6:00 p.m. at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida 33543.

This workshop 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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Inframark, LLC. 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300; Fax: (813) 873-7070.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each 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 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.

Lee Graffius District Manager August 21, 2026	26-02060P
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FIRST INSERTION
TSR 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") for the TSR Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

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://tsrcdd.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 21, 2026	26-02079P
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FIRST INSERTION
NOTICE OF BOARD MEETING COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Copperspring Community Development District will hold their regular monthly meeting on September 8, 2026 at 11:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District's website <https://www.copperspringcdd.org>, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft District Manager August 21, 2026	26-02059P
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FIRST INSERTION
NOTICE OF WORKSHOP AND BOARD MEETING OF THE BOARD OF SUPERVISORS OF MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

A workshop and a regular meeting of the Board of Supervisors ("Board") of the Meadow Pointe II Community Development District ("District") will be held on Wednesday, September 2, 2026, at 6:00 p.m. at the Meadow Pointe II CDD Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543. The regular meeting of the Board will commence immediately following the workshop. The purpose of the workshop is to discuss pending projects of the District and the purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the workshop and meeting may be obtained by contacting the office of the District Manager c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or (813) 873-7300 ("District Manager's Office").

The workshop and meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. 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.

At the workshop or meeting, staff or Board members 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 three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 Lee Graffius August 21, 2026	26-02070P
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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 Caring Paws Animal Hospital located at 15997 Preserve Marketplace Blvd in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2026 DM Doodlebug Enterprises LLC August 21, 2026	26-02061P
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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 Synergy Medical Staffing located at 2829 Blue Springs Pl in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of August, 2026 Charles Alexander August 21, 2026	26-02065P
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FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 928528 from Solly Branch Holdings, LLC 3717 Turman Loop, Suite 102 Wesley Chapel, FL 33544. Application received: 10/20/2025. Proposed activity: commercial drainage systems. Project name: Wiregrass Ranch Parcel M13. Project size 58.10 acres Location: Section(s) 29, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 21, 2026	26-02115P
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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 Rescue PRO Appliance Repair located at 28620 Twinbrook ln in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of August, 2026 Rybin LLC August 21, 2026	26-02109P
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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 Genome Marketing located at 4122 Madison St., Unit 112 in the City of Elfers, Pasco, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of August, 2026 Genomeco, LLC August 21, 2026	26-02080P
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FIRST INSERTION
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS MEETING

NOTICE IS HEREBY GIVEN by the Epperson North Community Development District that the Board of Supervisors ("Board") will hold its regular September meeting on Wednesday, September 9, 2026 at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. 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 by contacting the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours or on the Epperson North Community Development District's website: www.eppersonnorthcdd.org seven days in advance of the meeting.

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 21, 2026	26-02116P
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FIRST INSERTION
CITY OF ZEPHYRHILLS NOTICE OF PUBLIC HEARING FOR PROPOSED NON-AD VALOREM ASSESSMENT FOR STORMWATER UTILITY ON SEPTEMBER 14, 2026

Notice is hereby given that the City of Zephyrhills, Florida, will hold a public hearing to certify the Stormwater Utility assessment roll.

Purpose of Assessment: To provide a stable, dedicated source of funding for stormwater drainage system operations, maintenance, capital improvements and mandated compliance activities benefiting properties within the City limits.

Proposed Assessment Details:

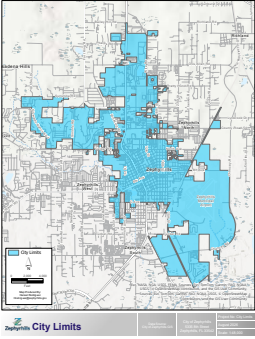
- **Effective Fiscal Year:** October 1, 2026 – September 30, 2027, and future fiscal years.
- **Proposed Rate:** \$85.00 per Equivalent Residential Unit (2,770 square feet of impervious area)
- **Estimated Annual Revenue:** The total annual stormwater assessment revenue to be collected is estimated to be \$1,676,789.33 for the upcoming fiscal year.

PUBLIC HEARING:

- **Date:** Monday, September 14, 2026
- **Time:** 6:00PM
- **Location:** Zephyrhills City Hall, 5335 8th Street, Zephyrhills, FL.

The public is invited and encouraged to attend this hearing to provide comments on the proposed assessment increase. Property owners subject to the assessment may also file a written objection with the City Clerk within twenty (20) days of this notice. Written comments for City Councilors can be emailed to quinones@zephyrhills.gov.

Special Accommodations: In accordance with the Americans with Disabilities Act (ADA), persons requiring special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at quinones@zephyrhills.gov or 813-780-0000 Ext. 3547, no later than five (5) business days prior to the meeting date.



August 21, 2026	26-02117P
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FIRST INSERTION
NOTICE OF PUBLIC SALE

The following personal property of Sheryl Ann Grimm and Michael McDonnell, will on the 8th day of September 2026, at 10:00 a.m., on property at 16108 US Highway 19, Lot #195, Hudson, Pasco County, Florida in Winter Paradise be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1983 STAR Travel Trailer VIN No.: 1C9100J23C1108129 Title No.: 20145100 And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 21, 28, 2026

26-02074P

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Reannas closet, located at 2885 Deer Pine Trail, in the City of Land O Lakes, County of Pasco, State of FL, 34638, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of August, 2026. John Patrick Pergolizzi 2885 Deer Pine Trail Land O Lakes, FL 34638 August 21, 2026	26-02122P
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FIRST INSERTION
NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 09/07/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: BAYWATCH TOWING LLC 5NPE24AF6FH177495 2015 HYUN 6948.33 TEL: 813-697-1791 MV#: MV114836 LOCATION: 12717 MCBRIDE RD SPRING HILL, FL 34610 / TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
August 21, 2026

26-02110P

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 Peace Love & Vans located at 685 Ashley Camp Rd in the City of Harrodsburg, Pasco, KY 40330 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2026 Open Road Social LLC August 21, 2026	26-02129P
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--- PUBLICS ---

FIRST INSERTION

HARVEST HILLS SOUTH 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 Harvest Hills South Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: September 15, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn and Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

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

Description of Assessments

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

Land Use	Total Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	1,106	1.0	\$122.26

*Does not include collection costs and early payment discounts

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

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

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

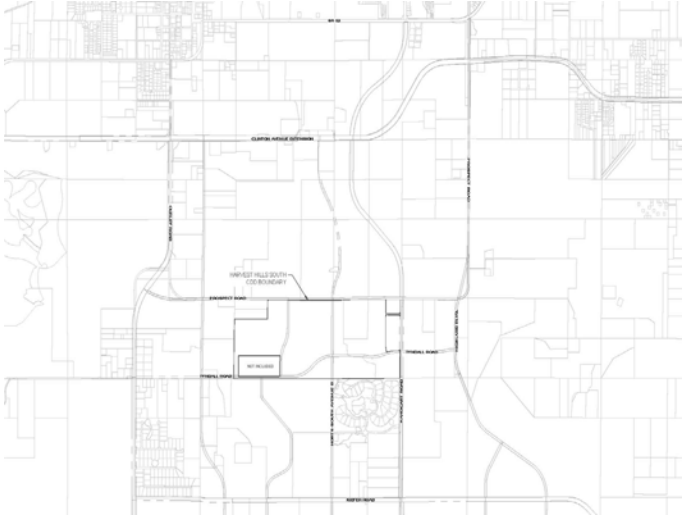
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://harvesthillssouthcdd.net>. 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.

District Manager



August 21, 202626-02126P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
REF #:2024-CA-003132
BAY AREA HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
Plaintiff(s),
V.
JIMMY SMITH
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 5, 2026 entered in Civil Case No.: 2024-CA-003132, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO COUNTY, Florida, wherein BAY AREA HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, is Plaintiff, and JIMMY SMITH, is Defendant.
NIKKI ALVAREZ- SOWLES, ESQ., Clerk of the Court, will sell to the highest bidder for cash at 11:00 a.m. online at www.pasco.realtaxdeed.com on the 30th day of September, 2026 the following described real property as set forth in said Final Judgment, to wit:
THE PRESERVE AT FAIRWAY
OAKS UNIT THREE PB 35 PGS
27-30 LOT 395
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 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds. After 60 days, 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.
Dated this 11th day of August, 2026
Julius Adams, Esq.
Bar Number 104866
Atoms Law, PLLC
P.O. Box 8504
Tampa, FL 33674
727-506-2308
julius.adams.esq@gmail.com
August 21, 28, 202626-02049P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000144TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2201717
Year of Issuance: 06/01/2023
Description of Property:
12-26-21-0040-00600-0060
ZEPHYR HEIGHTS 1ST ADDN
PB 8 PG 21 LOT 6 BLOCK 6 OR
8992 PG 3606
Name(s) in which assessed:
BRITTNEY L COLEY
NICHOLAS PAYTON
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 September 24, 2026 at 10:00 am.
August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 202626-02102P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Heritage Pines Community Development District

The Board of Supervisors (the “Board”) of the Heritage Pines Community Development District (the “District”) will hold a public hearing and a meeting Tuesday, September 15, 2026, at 2:00 p.m. at Heritage Pines Country Club Meeting Room located at 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at <https://heritagepinescdd.net/> at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at adamsc@whhassociates.com or via phone at (239) 498-9020.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units / Acres	Equivalent Assessment Factor	As-Unit	Proposed O&M Assessment* (October 1, 2026 – September 30, 2027)	Current O&M Assessment* (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
Residential Unit	1,406	1		\$255.10	\$231.62	\$23.48

*Annual O&M Assessment includes County collection costs and early payment discounts

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

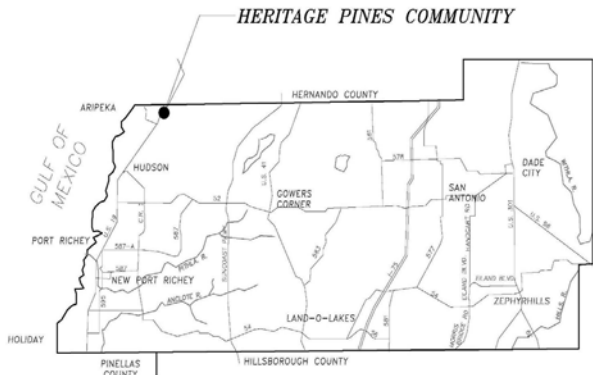
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Chuck Adams

District Manager



August 21, 202626-02127P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000148TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2202775
Year of Issuance: 06/01/2023
Description of Property:
01-26-19-0010-00000-0121
QUAIL HOLLOW ESTATES UNREC PLAT PORTION OF TRACT 12 DESC AS COM AT NE COR OF SEC 1 TH S00DEG54°09'W 2521.85 FT ALG EAST BDY FOR POB TH S00DEG54° 09'W 126.74 FT TH N88DEG 59' 31'W 373.95 FT TH N01DEG00' 29'E 126.74 FT TH S88DEG 59' 31'E 373.72 FT TO POB AKA PCL B & COM AT NE COR OF SEC 1 TH S00DEG 54°9'W 2395.12 FT ALG EAST BDY OF SEC FOR POB TH S00DEG 54°9'W 126.73 FT TH N88DEG 59°31'W 373.72 FT TH N01DEG 00°29'E 126.73 FT TH S88DEG 59' 31'E 373.49 FT TO POB AKA PCL A & PORTION OF TRACT 11 DESC AS COM AT NE COR OF SEC TH S00DEG 54' 09'W 2648.59 FT FOR POB TH CONT S00DEG 54°9'W 126.56 FT TH N88DEG 59' 31'W 374.16 FT TH N01DEG 00°29'E 126.56 FT TH S88DEG 59' 31'E 373.95 FT TO POB; SUBJECT TO INGRESS & EGRESS OVER THE WLY 30 FT THEREOF & TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AS PER OR 3738 PG 665 & LESS POR DESC IN MB 3 PG 149

Name(s) in which assessed:
JERRY JOSEPH ZLEZNOCK JR
TERESA ANN ZELEZNOCK
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 September 24, 2026 at 10:00 am.
August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 202626-02101P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000139TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2206361
Year of Issuance: 06/01/2023
Description of Property:
01-25-16-0110-00000-3470
PARKWOOD ACRES UNIT 3 UNREC PLAT TRACT 347 COM NE COR OF SEC TH N89DEG17° 10'W 600.00 FT TH S00DEG51° 07'W 2425.00 FT TO POB CONT S00DEG51° 07'W 100.00 FT TH N89DEG17° 10'W 200.00 FT TH N00DEG51° 07'E 100.00 FT TH S89DEG17° 10'E 200.00 FT TO POB LESS THE EAST 15 FT THEREOF FOR UTILITY EASEMENT

Name(s) in which assessed:
HEATHER M KILGORE
LORIE STEARNS
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 September 24, 2026 at 10:00 am.
August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 202626-02101P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Carolyn A Wilson or Larry E Wilson will on September 22, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:
1993 SEAG Park Trailer, VIN: KWPO1C287, TITLE: 65410891
And all other personal property located therein
Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
August 21, 28, 202626-02064P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000119TDAXXX

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2202272
Year of Issuance: 06/01/2023
Description of Property:
02-25-20-0120-00000-0010
MEADOW VIEW PB 16 PG 22 LOT 1 AND 2 LESS NORTH 27.00 FT THEREOF;AKA TRACT 1;SUBJECT TO TAMPA ELECTRIC EASEMENT PER OR 3457 PG 507 OVER EAST 80 FT OF LOT 1 SUBJECT TO DRAINAGE EASEMENT PER OR 3459 PG 508

Name(s) in which assessed:
ARNELL STONE
JON E SCHRADER
JAKAYIA HAMBRICK
WANDA L SCHRADER
WANDA L SCHRADER AS GUARDIAN
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 September 24, 2026 at 10:00 am.
August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 202626-02090P

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 Valenti Engraving located at 6056 Country Club Rd in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of August, 2026
Alyssa Valenti
August 21, 202626-02112P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX00011TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2206799 Year of Issuance: 06/01/2023 Description of Property: 10-25-16-0600-00000-5760 GULF HIGHLANDS UNIT 5 PB 15 PGS 81-82 LOT 576 OR 8540 PG 2476 Name(s) in which assessed: ELAINE BONILLA 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02083P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000129TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2206142 Year of Issuance: 06/01/2023 Description of Property: 23-24-16-0210-00C00-0050 VISTA DEL MAR UNIT 1 PB 6 PG 127 LOT 5 BLDG C OR 3682 PG 1341 OR 4308 PGS 1524-1528 Name(s) in which assessed: DONALD C THOMS 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02094P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000135TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ 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 #: 2207192 Year of Issuance: 06/01/2023 Description of Property: 21-25-16-011A-00400-00C0 EAGLES POINT CONDO UNIT 2 PB 19 PG 55 UNIT C BLDG 4 & COMMON ELEMENTS Name(s) in which assessed: LORI A CHAMBERLAIN 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02098P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000136TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ 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 #: 2202602 Year of Issuance: 06/01/2023 Description of Property: 31-26-20-0030-00100-0030 MEADOW POINTE PARCEL 2 UNIT 1 PB 30 PGS 25-30 LOT 3 BLOCK 1 OR 7432 PG 1497 Name(s) in which assessed: NETWORK OF GEORGIA 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02099P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000118TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2207588 Year of Issuance: 06/01/2023 Description of Property: 28-25-16-0140-00000-1900 RIDGE CREST GARDENS PB 12 PG 4 LOT 190 OR 9321 PG 1584 Name(s) in which assessed: MIREYA DELGADO 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02089P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000128TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2206039 Year of Issuance: 06/01/2023 Description of Property: 28-24-16-0200-00000-0020 CORAL COVE SUBDIVISION UNIT 1 PB 6 PG 107 LOT 2 Name(s) in which assessed: LEEANN LAMBERT 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02093P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000112TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2206723 Year of Issuance: 06/01/2023 Description of Property: 27-24-21-0460-00700-0060 W C SUMNER'S ADDITION DB 10 PG 197 EAST 65.00 FT OF SOUTH 1/2 OF BLOCK 7 IN SEC 27 Name(s) in which assessed: JOSE ISAIISA ANDINO FUNES 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02084P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000113TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2206533 Year of Issuance: 06/01/2023 Description of Property: 03-25-16-051E-00000-1850 BEACON WOODS VLG 3-B PB 11 PGS 41 & 42 LOT 185 OR 5170 PG 276 Name(s) in which assessed: ELLEN MELIA CHARLOTTE PASSIGLI 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02085P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000117TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2200874 Year of Issuance: 06/01/2023 Description of Property: 35-24-21-0020-00100-0020 CARVER HEIGHTS PB 4 PG 53 LOT 2 BLOCK 1 OR 4387 PG 1165 Name(s) in which assessed: RALPH A BYRD JR INEZ BYRD JAMIE BYRD 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02088P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000150TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2201556 Year of Issuance: 06/01/2023 Description of Property: 09-26-21-0770-00000-2840 LAKE BETMAR ESTATES UNIT 7 PB 13 PGS 121 & 122 LOT 284 Name(s) in which assessed: LEANNE R TONER HAROLD MACDONALD 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02107P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000132TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ 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 #: 2206784 Year of Issuance: 06/01/2023 Description of Property: 10-25-16-0570-00000-2770 GULF HIGHLANDS UNIT 2 PB 11 PG 127 LOT 277 EXC WEST 5 FT Name(s) in which assessed: TARPON PROPERTIES NORTH LAND TRUST LAWRENCE H FETTEROLF TRUSTEE PANORMITIS KOULIANOS TRUSTEE TARPON PROPERTIES NORTH LAND TRST DTD MAY 6TH 2022 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02096P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000137TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ 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 #: 2202390 Year of Issuance: 06/01/2023 Description of Property: 34-25-20-0040-00500-0020 WATERGRASS PARCEL "A" PB 57 PG 073 BLOCK 5 LOT 2 Name(s) in which assessed: 31522 SPOONFLOWER CIRCLE LAND TRUST UNDER TRUST AGREEMENT DATED OCTOBER 6TH, 2022 TECHNOLOGY DEVELOPMENT CONSULTANTS LLC TRUSTEE 31522 SPOONFLOWER CIRCLE LAND TRUST HIXSON LAW GROUP PLLC 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02100P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000126TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2204406 Year of Issuance: 06/01/2023 Description of Property: 19-24-17-0010-00000-0010 SUNCOAST HIGHLAND UNREC PLAT POR TRACT 1 DESC AS COM SW COR OF NW1/4 TH N00DG 36' 49"E ALG WEST LINE OF NW1/4 262.58 FT TH S89DG 41' 01"E 319.52 FT TH N00DG 40' 59"E 787.95 FT FOR POB TH CONT N00DG 40' 59"E 87.55 FT TH S89DG 43' 25"E 320.57 FT TH S00DG 45' 09"W 87.57 FT TH N89DG 43' 11"W 320.47 FT TO POB LESS THE ELY 25.00 FT THEREOF FOR RD R/W AKA LOT 22 RAMONAS UNRECORDED PLAT SUBJECT TO RD R/W EASEMENT OVER EAST 25.00 FT THEREOF OR 1928 PG 451 Name(s) in which assessed: SHEILA RAGSDALE JOHN C WHITMORE SHEILA WHITMORE M WHITMORE JOHN CHARLES WHITMORE RAYMOND E HOWEY MARION WHITMORE 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02091P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000133TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ 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 #: 2204261 Year of Issuance: 06/01/2023 Description of Property: 09-24-17-0010-09500-0000 HUDSON GROVE ESTATES UNREC SUB THE EAST 1/2 OF TRACT 94 95 & 96 DESC AS FOLL EAST 1/2 OF SOUTH 3/4 OF SW1/4 OF NW1/4 DESC AS COM AT SE COR OF SW1/4 OF NW1/4 TH N06'03"E 663.34 FT FOR POB TH N89DEG38'40"W 530.69 FT TH N06'53"E 327.93 FT TH S89DEG34'40"E 530.62 FT TH S06'03"W 327.31 FT TO POB SUBJ TO INGRESS/EGRESS ESMT DESC AS COM AT SE COR OF SW1/4 OF NW1/4 TH N06'03"E 990.66 FT TH N89DEG34'40"W 505.61 FT FOR POB TH S06'53"W 347.19 FT TH S06'11"W 304.16 FT TH N89DEG 41'58"W 25.00 FT TH N06'11"E 304.08 FT TH N06'53"E 347.33 FT TH S89DEG34'40"E 25.00 FT FOR POB Name(s) in which assessed: ECC HONEYCOMB HIDEOUT LLC 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02097P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000127TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2204411 Year of Issuance: 06/01/2023 Description of Property: 19-24-17-0010-00000-0054 HIGHLANDS UNRECORDED PLAT POR OF TRACT 5 DESC AS COM AT SW COR OF NW1/4 SECTION 19 TH N00DEG36' 49"E ALG WEST LINE OF NW1/4 262.58 FT TH S89DEG 41' 01"E 319.52 FT TH N00DEG 40' 59"E 262.65 FT FOR POB TH CONT N00DEG40' 59"E 87.55 FT TH S89DEG41' 59"E 319.94 FT TH S00DEG45' 09"W 87.57 FT TH N89DEG41' 44"W 319.84 FT TO POB LESS ELY 25.00 FT THEREOF FOR RD R/W AKA LOT 16 RAMONA'S UNRECORDED PLAT SUBJECT TO EASEMENT OVER EAST 25.00 FT THEREOF OR 3181 PG 725 OR 5536 PG 1015 Name(s) in which assessed: LUTHER H BOLES LOTTIE BOLES CAROLYN D BOLES 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02092P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000116TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2202722 Year of Issuance: 06/01/2023 Description of Property: 29-25-19-0010-00000-0150 JEROME ROAD SUB UNREC PLAT EAST 90 FT OF TRACT 15 DESC AS FROM SE COR OF N1/2 OF NW1/4 TH N85DEG36' 48"W ALG SOUTH RDY 657.41 FT TO A POINT ON NWLY R/W LINE OF SCL RR TH N45DEG31' 05"E ALG SAID R/W LINE 812.50 FT TH N85DEG36' 48"W 784.28 FT FOR POB TH S04DEG23' 12"W 200.00 FT TH N85DEG36' 48"W 90 FT TH N04DEG 23' 12"E 200.00 FT TH S85DEG 36' 48"E 90 FT TO POB TOGETHER WITH 1/33 INTEREST IN JEROME RD OR 8284 PG 1318 OR 8390 PG 200 Name(s) in which assessed: CAROLYN WEIR DUSTIN VAUGHN TOLER 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02087P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000149TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2203087 Year of Issuance: 06/01/2023 Description of Property: 11-26-19-0010-00000-053A ANGUS VALLEY UNIT I UNREC PLAT LOT 53A COM NW COR OF SEC TH S00DG 24' 10"W 856.74 FT TH EAST 985.67 FT TH N81DG 01' 03"E 614.54 FT TH S84DG 00' 34"E 325.78 FT TH N89DG 05' 39"E 253.03 FT TH N83DG 03' 26"E 403.96 FT TH N87DG 38' 24"E 805.68 FT TH EAST 468.42 FT FOR POB TH NORTH 329.51 FT TH N01DG 06' 42"W 30.00 FT TH N88DG 53' 18"E 133.86 FT TH S01DG 06' 42"E 30.00 FT TH SOUTH 332.11 FT TH WEST 133.83 FT TO POB OR 1336 PG 369 OR 1336 PG 367 Name(s) in which assessed: THOMAS F QUERY 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02106P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000145TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2202831 Year of Issuance: 06/01/2023 Description of Property: 02-26-19-0030-00000-9710 ANGUS VALLEY UNIT 3 UNREC PLAT LOT 971 DECS AS FOLL:COM AT SW COR OF SEC 2 TH EAST ALG SOUTH BDY OF SAID SEC 2644.11 FT TH NORTH 1464.84 FT TH N57DG 22' 29"W 1050.00 FT FOR POB TH CONT N57DG 22' 29"W 150.00 FT TH N32DG 37' 31"E 150.00 FT TH S57DG 22' 29"E 150.00 FT TH S32DG 37' 31"W 150.00 FT TO POB OR 3417 PG 1629 OR 9516 PG 175 Name(s) in which assessed: JACQUELINE DEWAN ROBERT L DEWAN RUTH DEWAN 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 September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02103P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000110TDAXXX

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2206356

Year of Issuance: 06/01/2023

Description of Property:

01-25-16-0100-00000-2680

PARKWOOD ACRES UNIT 2 UNREC TRACT 268 DESC AS COM AT NE COR OF SE 1/4 OF SEC 1 TH N89DG 02' 55"W ALG N LN OF SE1/4 25.00 FT TH S00DG 51' 07"W 925.00 FT FOR POB TH CONT S00DG 51' 07"W 100.00 FT TH N89DG 02' 55"W 175.00 FT TH N00DG 51' 07"E 100.00 FT TH S89DG 02' 55"E 175.00 FT TO POB OR 3596 PG 431

Name(s) in which assessed:

ESTATE OF RICHARD SEPULVEDA DECEASED

RICHARD SEPULVEDA

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 September 24, 2026 at 10:00 am.

August 03, 2026

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

By: Denisse Diaz Deputy Clerk

Aug. 21, 28; Sept. 4, 11, 2026

26-02082P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000114TDAXXX

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, 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 #: 2202476

Year of Issuance: 06/01/2023

Description of Property:

13-26-20-0110-00000-5690

WILLIAMS NEW RIVER ACRES UNIT 5 UNREC PLAT TRACT 569 DESC AS COM AT SW COR OF SEC 13 TH N89DEG 56'47"E ALG SOUTH BDY OF SEC 13 2954.83 FT FOR POB TH N00DEG 14'25"E 415.0 FT TH N89DEG 56'47"E 200.0 FT TH S00DEG 14'25"W 415.0 FT TH S89DEG 56'47"W 200.0 FT TO POB OR 8866 PG 314

Name(s) in which assessed:

CLIFFORD ARNOLD GROSCURTH

CLIFFORD GROSCURTH ESTATE OF CLIFFORD GROSCURTH 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 September 24, 2026 at 10:00 am.

August 03, 2026

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

By: Denisse Diaz Deputy Clerk

Aug. 21, 28; Sept. 4, 11, 2026

26-02086P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000147TDAXXX

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

Certificate #: 2202572

Year of Issuance: 06/01/2023

Description of Property:

24-26-20-0010-00000-6000

WILLIAMS NEW RIVER ACRES NO 5 UNREC PLAT TRACT 600 COM AT NW COR SEC TH N89DEG 56'47" E ALG N BDY SEC 2118.83 FT TH S00DEG 06'25"W 341 FT FOR POB TH N89DEG 56' 47"E 153 FT TH S00DEG 06'25"W 310 FT TH S89DEG 56'47"W 153 153 FT TH N00DEG 06'25"E 310 FT TO POB

Name(s) in which assessed:

TODD A HARPER

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 September 24, 2026 at 10:00 am.

August 03, 2026

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

By: Denisse Diaz Deputy Clerk

Aug. 21, 28; Sept. 4, 11, 2026

26-02104P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000131TDAXXX

NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2220559

Year of Issuance: 06/01/2023

Description of Property:

22-25-18-0010-00000-0651

LAND O LAKES SUB PB 4 PG 59 POR OF LOTS 65 & 66 DESC AS COM AT NE COR OF SAID LOT 65 ALSO BEING A POINT ON WLY R/W OF US 41 TH ALGWLY R/W S22DEG14'53"E 100.00 FT FOR POB TH S 21DEG37'19"E 295.63 FT TH DEPARTING WLY R/W S45DEG09'15"W 57.79 FT TO NORTH R/W RIDGE RD TH CV RIGHT RAD 11359.00 FT CHD BRG N89DEG46'11"W 228.70 FT TH DEPARTING NORTH R/W LINE RIDGE RD N10DEG19'31"W 237.78 FT TH N68DEG20'40"E 218.80 FT TO POB & LESS LAND O LAKES SUB PB 4 PG 59 POR OF LOTS 65 & 66 DESC AS COM AT NE COR LOT 65 TH S21DEG37'19"E 100 FT TO POB TH S21DEG37'19"E 295.63 FT TH S45DEG09'15"W 8.71 FT TH N21DEG37'19"W 299.06 FT TH N68DEG20'40"E 8 FT TO POB

Name(s) in which assessed:

MILT LLC

MILTON ROBSON 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 September 24, 2026 at 10:00 am.

August 03, 2026

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

By: Denisse Diaz Deputy Clerk

Aug. 21, 28; Sept. 4, 11, 2026

26-02095P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001130ES IN RE: ESTATE OF Delores A. Thomas a/k/a Delores Ann Thomas Deceased.

The administration of the estate of Delores A. Thomas, a/k/a Delores Ann Thomas,, deceased, whose date of death was July 6, 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 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice is August 21, 2026.

Personal Representative: Jaimie Chauncey

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: jerrodd@alfonsohersch.com

August 21, 28, 2026

26-02125P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1234 IN RE: ESTATE OF SALVATORE TEODORO Deceased.

The administration of the estate of Salvatore Teodoro, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 21, 2026.

Personal Representative: Scott Jorbel

8421 Quarles Lane Hixson, Tennessee 37343

Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. Michael Kouskoutis Attorney Florida Bar Number: 883591 623 East Tarpon Avenue Tarpon Springs, Florida 34689 Telephone: (727) 942-3631 Fax: (727) 937-5453 E-Mail: nmk@nmklaw.com Secondary E-Mail: transcribe123@gmail.com

August 21, 28, 2026

26-02120P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001086 CPA XES IN RE: ESTATE OF SUZANNE FULFORD, AKA SUZANNE WALSH FULFORD Deceased.

The administration of the estate of SUZANNE FULFORD, AKA SUZANNE WALSH FULFORD, deceased, whose date of death was April 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 21, 2026.

Personal Representative: KEVIN FULFORD

21545 Cormorant Cove Drive Land O Lakes, Florida 34637

Attorney for Personal Representative: THOMAS D. SIMS Florida Bar No. 61209 JOHNSON POPE BOKOR RUPPEL & BURNS, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Telephone: (727) 800-5980 E-mail Address: tsims@jpfirm.com Secondary E-mail: angelam@jpfirm.com

August 21, 28, 2026

26-02056P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File # 2026-CP-001328CPAXES IN RE: ESTATE OF RUPALI NARULA Deceased.

The administration of the estate of Rupali Narula, deceased, whose date of death was June 12, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 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 the first publication of this notice is August 21, 2026.

Personal Representative: Tanuj Narula

9779 Branching Ship Trace Wesley Chapel, Florida 33545

Attorney for Personal Representative: Fallon Gomez Attorney for Petitioner Florida Bar Number: 113850 12001 Research Pkwy., Suite 236 Orlando, Florida 32826 Telephone: (321) 765-3118 E-Mail: fmg@legacylegalpllc.com Secondary E-Mail: fallonngomez@gmail.com

August 21, 28, 2026

26-02069P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1195 IN RE: ESTATE OF LEONA H. PAWLAK AKA LEONA HENRIETTA PAWLAK Deceased.

The administration of the estate of LEONA H. PAWLAK AKA LEONA HENRIETTA PAWLAK, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 21, 2026.

Personal Representative: STEPHEN R. WILLIAMS

10820 State Road 54, Suite 202 Trinity, Florida 34655

Attorney for Personal Representative: STEPHEN R. WILLIAMS Attorney Florida Bar Number: 748188 LAW OFFICE OF STEVE WILLIAMS & ASSOCIATES 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com

August 21, 28, 2026

26-02114P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001151 IN RE: Estate of ROSEMARY ELLISON Deceased.

The administration of the estate of Rosemary Ellison, deceased, whose date of death was June 5, 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 21, 2026.

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 21, 28, 2026

26-02108P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001169CPAXES IN RE: ESTATE OF DOLORES L. CROOKS Deceased.

The administration of the estate of Dolores L. Crooks, 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, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 21, 2026.

Personal Representative: Chloe Crooks

25930 Terrawood Loop Land O' Lakes, Florida 34639

Attorney for Personal Representative: LESLIE J. BARENTT Attorney Florida Bar Number: 133310 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: lbarnett@gunster.com Secondary E-Mail: jdurant@gunster.com Secondary E-Mail: eservice@gunster.com

August 21, 28, 2026

26-02121P



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.

8/22/2026

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA004162 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. BRANDON BIGLIN; BRITTANY WILLIAMS; UNKNOWN SPOUSE OF BRANDON BIGLIN; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 6, 2026 in Civil Case No. 2025CA004162, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and BRANDON BIGLIN; BRITTANY WILLIAMS; FLORIDA HOUSING FINANCE CORPORATION are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on October 8, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 2006, HOLIDAY LAKE ESTATES UNIT TWENTY-ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the
lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 12th day of August, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Mola R. Bosland FBN: 030330 2026.08.12 15:49:32-04'00' FBN: 80330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2692B Ref# 23063 August 21, 28, 2026 26-02113P

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-003825 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. DAPHNE SANDRA TORRES, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on September 22, 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 107, as shown on a plat entitled "BEAR CREEK TOWN-HOMES", recorded in Plat Book 89 Pages 1 thru 7, of the Public Records of Pasco County Florida. Property Address: 12309 Grizzly Lane, New Port Richey, FL 34654 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 14th 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 21, 28, 2026 26-02077P

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA000482 TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs. ROBERT MENTZER, Defendant. Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/6/2026, in Case No.: 2026CA000482 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and ROBERT MENTZER, et al., is the Defendant. Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/22/2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 56, TIMBER OAKS, UNIT 8 according to the map or plat thereof as recorded in Plat Book 17, Pages 100 thru 103 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. 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: August 14, 2026 By: /s/Carlos Arias Carlos Arias, Esquire Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 August 21, 28, 2026 26-02071P

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA003543 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DANYS CABRERA GARCIA; UNKNOWN SPOUSE OF DANYS CABRERA GARCIA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 29, 2026 in Civil Case No. 2025CA003543, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and DANYS CABRERA GARCIA; UNKNOWN TENANT #1 are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on September 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1017, ALOHA GARDENS UNIT NINE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the
lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 10th day of August, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2776B Ref# 22849 August 21, 28, 2026 26-02054P

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. 2025CA003738CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ELIZABETH LAMONT AKA ELIZABETH ANN LAMONT A/K/A ELIZABETH A LAMONT, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 10, 2026 in Civil Case No. 2025CA003738CAAXWS 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 Elizabeth Lamont AKA Elizabeth Ann Lamont a/k/a Elizabeth A Lamont, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 31, OF LITTLE RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 76 THROUGH 84, OF THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09258FL August 21, 28, 2026 26-02051P

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA002276CAAXWS MIDFIRST BANK Plaintiff, v. SABRINA C GORTON; CHRISTOPHER L GORTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as: LOT 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. a/k/a 2537 EVERSNOT DR, NEW PORT RICHEY, FL 34655-4807 at public sale, to the highest and best bidder, for cash, online at www.pasco,
realforeclose.com, on September 09, 2026 beginning at 11:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated at St. Petersburg, Florida this 11 day of August 2026. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010576 August 21, 28, 2026 26-02050P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA000942CAAXWS PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. B2 ASSETS LLC, et al, Defendant(s). To the following Defendant(s): BRENT WARREN BRENNEMAN (Last Known Address: 2105 LAKE BENTLEY COURT, LAKELAND, FL 33803) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOTS 15, 16 AND 17, BLOCK C, SUNSET ESTATES REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7228, 7230, 7232, 7234 NEW YORK AVENUE, HUDSON, FL 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 09/21/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either
before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this August 13, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 August 21, 28, 2026 26-02063P

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. 2025CA003079CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. IRIS N NEGRON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 13, 2026 in Civil Case No. 2025CA003079CAAXWS 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 Iris N Negron, 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 10th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 20, JASMINE TRAILS, PHASE FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 135 AND 136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-13299FL August 21, 28, 2026 26-02053P
70 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10795FL August 21, 28, 2026 26-02052P

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. 2025CA000121CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. IRIS BOWERS A/K/A IRIS C. BOWERS A/K/A IRIS C. BARNES, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 22, 2026 in Civil Case No. 2025CA000121CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Iris Bowers a/k/a Iris C. Bowers a/k/a Iris C. Barnes, 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 9th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 4, BLOCK 5 OF TIER-RA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE (S)
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10795FL August 21, 28, 2026 26-02052P

ACTIONS / SALES

FIRST INSERTION		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. 2025CA001166CAAXES SELENE FINANCE, LP, Plaintiff, vs. DEVON K. SANDERS AND MARIA C. ROQUE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2026, and entered in 2025CA001166CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and DEVON K. SANDERS; MARIA C. ROQUE; UNKNOWN SPOUSE OF MARIA C. ROQUE; JOANA ROQUE; TALAVERA MASTER ASSOCIATION, INC.; ISPC, 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 September 09, 2026, the following described property as set	forth in said Final Judgment, to wit: LOT 53, BLOCK 14, TALAVERA PHASE 1D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 87 THROUGH 92, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12660 RE-TREAT PL, 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 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 im-	paired. 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 14 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\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 24-245955 - NaP August 21, 28, 2026 26-02118P	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003391CAAXWS SELENE FINANCE, LP, Plaintiff, vs. JORGE LOPEZ SIERRA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 06, 2026, and entered in 2025CA003391CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and JORGE LOPEZ SIERRA; UNKNOWN SPOUSE OF JORGE LOPEZ SIERRA; OYSTER BAYOU 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 September 08, 2026, the following described property as set forth in said	Final Judgment, to wit: LOT 1, OYSTER BAYOU, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE(S) 43, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7210 BRIGHT-WATERS CT, NEW PORT RICHEY, FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing im-	paired. 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 14 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\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 25-339506 - NaP August 21, 28, 2026 26-02119P

FIRST INSERTION			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. 2025CA002403CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Jennifer Calderin, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002403CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jennifer Calderin; Unknown Spouse of Jennifer Calderin 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 18th day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 265 OF THE UNRECORDED PLAT OF SEA PINES UNIT SEVEN, A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE	OF THE WEST 1/2 OF SAID SECTION 14, NORTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 1417.42 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.25 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 550 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 50 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 104.11 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 575 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 104.11 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 58 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. TAX ID: 14-24-16-004A-00000-2650 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. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14th day of 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-F01928 August 21, 28, 2026 26-02072P	RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 512025CA004147CAAXES US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. SAMEH GALAL HAMZAH A/K/A SAMEH G. HAMZAH A/K/A SAMEH HAMZAH; NOHA MOUSA A/K/A NOHA AHMED MOUSA; A FIRST CHOICE ROOFING; BANK OF AMERICA, N.A.; BRIDGEWATER COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated June 10, 2026, and an Order Resetting Sale dated August 10, 2026 and entered in Case No. 512025CA004147CAAXES of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST	NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and SAMEH GALAL HAMZAH A/K/A SAMEH G. HAMZAH A/K/A SAMEH HAMZAH; NOHA MOUSA A/K/A NOHA AHMED MOUSA; A FIRST CHOICE ROOFING; BANK OF AMERICA, N.A.; BRIDGEWATER COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m., on September 29, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 26, BLOCK 2, BRIDGEWATER PHASE 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 110 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS	MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847- 2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED August 11, 2026 By: /s/ Lisa A. Woodburn Lisa A. Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-225870 / GS1 August 21, 28, 2026 26-02073P

FIRST INSERTION			FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2025CA002952 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTHER SASAKI QUINATA; JASON PAUL QUINATA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SUNRUN INSTALLATION SERVICES, INC., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 16, 2026, in Case No. 2025CA002952 of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and ESTHER SASAKI QUINATA, JASON PAUL QUINATA, SUNRUN INSTALLATION SERVICES, INC., STATE OF FLORIDA, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Office of Nikki Alvarez-Sowles, Pasco County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.pasco.realforeclose.com on September 14, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 21, DIXIE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.	Also known as: 2149 DIXIE GARDEN LOOP, HOLIDAY, FL 34690 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 12th day of August 2026. Sokolof Remtulla, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 August 21, 28, 2026 26-02066P	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2025 CA 000275 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DANIEL A. MARTELL; BURBAGE INVESTMENTS, LLC; NEWSRING ACCEPTANCE CORPORATION; UNKNOWN SPOUSE OF DANIEL A. MARTELL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 11, 2026, in Case No. 2025 CA 000275 of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and NANCY MARTELL A/K/A NANCY WEDDON, CRYSTAL LAVOIE, DANIEL MARTELL, JR., DYLAN MARTELL, CHRIS TANNER, UNKNOWN HEIRS OF DANIEL A. MARTELL, UNKNOWN HEIRS OF NANCY MARTELL A/K/A NANCY WEDDON, BURBAGE INVESTMENTS, LLC, and NEWSRING ACCEPTANCE CORPORATION are Defendants, the Office of Nikki Alvarez-Sowles, Pasco County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.pasco.realforeclose.com on September 22, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.	Also known as: 6311 WESTPORT DR., PORT RICHEY, FL 34668 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 12th day of August 2026. Sokolof Remtulla, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 August 21, 28, 2026 26-02067P	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2025CA003269CAAXWS AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. YUNIER ALFREDO JUSTIZ FARRAY; TERESITA DE LA CARIDAD FARRES LUGO; GOODLEAP, LLC; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 12, 2026, in Case No. 2025CA-003269CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC, is Plaintiff, and YUNIER ALFREDO JUSTIZ FARRAY, TERESITA DE LA CARIDAD FARRES LUGO, GOODLEAP, LLC, and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants, the Office of Nikki Alvarez-Sowles, Pasco County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.pasco.realforeclose.com on September 22, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 1036 AND THE NORTH 5 FEET OF LOT 1035, EMBASSY HILLS UNIT SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as: 8805 LIDO LN, PORT RICHEY, FL 34668 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 13th day of August 2026. Sokolof Remtulla, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 August 21, 28, 2026 26-02068P

--- ACTIONS / SALES ---

FIRST INSERTION
AMENDED 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.: 2026-CA-001612 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 whereabouts are known to the Plaintiff; however, 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 following property in Pasco County, Florida: LOT 7, BLOCK 9, SADDLEBROOK 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 WINDINGBROOK TRAIL, WESLEY

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-008849 TALavera MASTER ASSOCIATION, INC., Plaintiff, vs. BRUCE ABOOD, ET AL., Defendants. Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court will sell all the property situated in Pasco County, Florida and the foreclosure sale will be conducted online at www.pasco.realforeclose.com and is described as: Lot 22, Block 13, Talavera Phase 1A-3, according to the plat thereof, as recorded in Plat Book 74, Page(s) 95 through 100, of the Public Records of Pasco County, Florida. Commonly referred to as: 18478 Cortes Creek Boulevard, Spring Hills, Florida 34610. at public sale, to the highest bidder for

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA002050CAAXWS WELLS FARGO BANK, N.A. Plaintiff, v. BRANDEE MINER A/K/A BRANDIE MINER; UNKNOWN SPOUSE OF BRANDEE MINER A/K/A BRANDIE MINER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 05, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as: LOTS 3 AND 4, BLOCK 123, TOWN OF NEW PORT RICHEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5838 MONTANA AVE, NEW PORT RICHEY, FL 34652-2728 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on September 14, 2026 beginning at 11:00 AM.

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA002576CAAXWS Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Daniel McIntyre a/k/a Daniel Sean McIntyre, Deceased; Gabriele Lynn McIntyre; Monica Bennett a/k/a Monica A. McIntyre Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Daniel McIntyre a/k/a Daniel Sean McIntyre, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 113 OF THE UNRECORDED PLAT OF LONG LAKE ESTATES, UNIT TWO, LYING IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PAS-	CO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE RUN ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, SOUTH 00 DEGREES 26 MINUTES 10 SECONDS WEST, A DISTANCE OF 1795.35 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 33 MINUTES 50 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, A DISTANCE OF 186.67 FEET; THENCE SOUTH 05 DEGREES 29 MINUTES 06 SECONDS WEST, A DISTANCE OF 373.84 FEET; THENCE 179.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2575.00 FEET AND A CHORD OF 179.02 FEET WHICH BEARS NORTH 86 DEGREES 30 MINUTES 26 SECONDS WEST; THENCE NORTH 00 DEGREES 26 MINUTES 10 SECONDS EAST, A DISTANCE OF 362.86 FEET TO THE POINT OF BEGINNING. TOGETHER
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FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA001213CAAXWS UNION HOME MORTGAGE CORPORATION, Plaintiff, vs. CHRIS ANDERSON, et al., Defendants. TO: CHRISTOPHER L. LEITCH 3600 ANGELUS AVE, GLENDALE, CA 91208 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 115, FAIRWAY SPRINGS UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 93 THROUGH 95, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before SEPTEMBER 21, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this August 13, 2026. (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 26-00784 August 21, 28, 2026 26-02062P

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001306 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS CLAIMING BY OR THROUGH ESTATE OF MARIE D. MERRITT a/k/a MARY D. MERRITT, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 4, 2026 entered in Civil Case No. 2025CA001306 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-A, is Plaintiff and ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF MARIE D. MERRITT, a/k/a MARY D. MERRITT, Deceased; JUANITA AYALA; WESLEY MERRITT; DOREEN MERRITT JACKSON; COREY MERRITT; GREGORY MERRITT; CORINA MERRITT; KATRINA DAVIS; MARYANN MERRITT; KIMBERLY MERRITT; and AQUA FINANCE, INC, 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 15, 2026 on the following described property as set forth in said Final Judgment, to wit: LOT 1492, EMBASSY HILLS UNIT TWELVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 136 AND 137 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7215 San Salvatore Dr., Port Richey, Florida 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. DATED this 18th day of August, 2026. LAW OFFICES OF MANDEL, 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 21, 28, 2026 26-02124P

FIRST INSERTION
WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING. TOGETHER WITH A 2018 SEHI MOBILE HOME HAVING ID'S #SOU012676ALA, SOU012676ALB AND TITLE # OF 132036692 AND 132056768 AS RETIRED IN AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 9998 PAGE 282 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before September 21st, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in or-

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA001419CAAXES Freedom Mortgage Corporation Plaintiff, vs. Travis Lee Davis a/k/a Travis L. Davis; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori Jeanne Miracola a/k/a Lori J. Miracola, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 2, BLOCK 21, BALLANTRAE VILLAGE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE(S) 53-66, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before September 21st, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney

FIRST INSERTION
NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No. 2024-CA-002764 ROBERT J. MOJA and TERRI MOJA, Plaintiffs, vs. MATTHEW D. BURGESS, KRISTEN BURGESS, JUDITH CHEGAN, UNKNOWN SPOUSE OF MATTHEW D. BURGESS, UNKNOWN SPOUSE OF KRISTEN BURGESS, UNKNOWN SPOUSE OF JUDITH CHEGAN, UNKNOWN TENANTS IN POSSESSION, Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 14, 2026, in the above-styled cause, the Clerk of Circuit Court, Nikki Alvarez-Sowles, shall sell the subject property at public sale on 23rd day of September, 2026, at 11:00 a.m. to the highest and best bidder for cash, at https://www.pasco.realforeclose.com on the following described property: A tract of land lying in the South 3/4 of the West 1/2 of Section 22, Township 25 South, Range 20 East, Pasco County, Florida, described as follows: Begin at the Southwest corner of stated Section 22; thence North (assumed bearing) along the West boundary of stated Section 22 a distance of 3725.0 feet for a Point of Beginning; thence continue North a distance of 212.33 feet; thence S 89 degrees 57'40" E a distance of 50.0 feet; thence S 60 degrees 03'13" E a distance of 3203.97 feet to a point on the East boundary of the West 1/2 of stated Section 22; thence S 00 degrees 15'17" W along the East boundary of the West 1/2 of stated Section 22 a distance of 125.0 feet; thence N 61 degrees 50'51" W a distance of 3204.80 feet to the Point of Beginning.

der 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 17th, 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F02978
August 21, 28, 2026 26-02076P

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

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

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

DATED on August 17th, 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 20-F01584
August 21, 28, 2026 26-02075P

ginning.

Together with an ingress and egress easement over and across the following described:

The West 50 feet of the East 350 feet of Section 28 lying North of Elam Road; the West 50 feet of the East 350 feet of the South 700 feet of Section 21; the North 50 feet of the South 750 feet of the East 350 feet of Section 21, and the East 50 feet of Section 21 lying South of Tucker Road; LESS the South 750 feet thereof; and the North 25.0 feet of the West 850.0 feet of the West 1/2 of the South 3/4 of Section 22; all lying and being in Township 25 South, Range 20 East, Lying and being in Pasco County, Florida

Property Address: 9706 Kenton Road, Wesley Chapel, FL 33545

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

IMPORTANT

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator at Court Administration, 7350 Little Road, New Port Richey, FL 34654, Phone (727) 847-2411, Hearing/Voice Impaired Persons Dial: 711.

Dated: August 14, 2026

/s/ S. ANN WILSON
S. ANN WILSON, ESQ.
Florida Bar No. 64514
Ann@WhartonLawGroup.com
Service@WhartonLawGroup.com
Wharton Law Group, P.A.
P. O. Box 621172,
Oviedo, FL 32762-1172
456 S. Central Ave, Oviedo, FL 32765
(407) 365-7193 FAX: (407) 366-0776
Attorneys for Plaintiffs
August 21, 28, 2026 26-02078P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS' REGULAR MEETING
LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

The Board of Supervisors of Lake Padgett Independent Special District will hold its regular monthly meeting on Wednesday, September 16, at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O'Lakes, Florida 34639.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. There may be occasions when one or more Supervisors will participate by telephone.

Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, by calling the District Manager at 813-994-1001, or by e-mail at lcastoria@rizzetta.com, or on the District website www.lakepadgettisd.org

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service 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 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.

Lake Padgett Estates Independent Special District

Lisa Castoria, District Manager

August 21, 2026

26-02128P

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 Florida Hitched Load and Haul located at 7901 4th st N STE 300 in the City of St. Petersburg, Pasco, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2026

Warren Webster

August 21, 2026

26-02130P

FIRST INSERTION

NOTICE OF BOARD MEETING
ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Acacia Fields Community Development District will hold their regular meeting on September 8, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.acaciafieldsccd.org>, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper

District Manager

August 21, 2026

26-02140P

FIRST INSERTION

NOTICE OF BOARD MEETING
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Connerton East Community Development District will hold their regular meeting on September 8, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.connertoneastccd.org>, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper

District Manager

August 21, 2026

26-02141P

FIRST INSERTION

NOTICE OF BOARD MEETING
NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of New Port Corners Community Development District will hold their regular meeting on September 8, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.newportcornerscdd.org>, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper

District Manager

August 21, 2026

26-02142P

FIRST INSERTION

NOTICE OF BOARD MEETING
SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of SageBrush Community Development District will hold their regular meeting on September 8, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.sagebrushcdd.org>, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper

District Manager

August 21, 2026

26-02143P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR PASCO
COUNTY
CIVIL DIVISION
Case No.
2026CA001664CAAXWS
Division J2
GTE FEDERAL CREDIT UNION
D/B/A GTE FINANCIAL
Plaintiff, vs.
JOAN A. WEISBERG AKA JOAN
WEISBERG, et al.
Defendants.

NOTICE OF ACTION
JOAN A. WEISBERG AKA JOAN WEISBERG
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
9225 ESTRADA PL
NEW PORT RICHEY, FL 34655
UNKNOWN SPOUSE OF JOAN A. WEISBERG AKA JOAN WEISBERG
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
9225 ESTRADA PL
NEW PORT RICHEY, FL 34655

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:
LOT 115 AND THE EASTERLY 3.67 FEET OF THE NORTHERLY 48.0 FEET OF LOT 113, VILLA DEL RIO - UNIT TWO, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, 18 AND 19, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 9225 ESTRADA PL, NEW PORT RICHEY, FL 34655 has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiffs attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before SEPTEMBER 21ST, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise, a default will.

AMERICANS WITH DISABILITY ACT 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, e-mail: ada@pascoclerk.com

Dated: August 19, 2026
CLERK OF THE COURT
(COURT SEAL)
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Box 338
New Port Richey, Florida 34656-0338
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
181350/2635606/MTS
August 21, 28, 2026

26-02133P

FIRST INSERTION

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

CASE NO: 2026CC005349CCAXES
TOWNES AT MIRADA
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
PAJTHIV MOULESHKUMAR
PATHAK, SHRUTI JAYRI DESAI,
and ANY UNKNOWN
OCCUPANTS IN POSSESSION,
Defendants.

TO: PAJTHIV MOULESHKUMAR
PATHAK and SHRUTI JAYRI DESAI
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TOWNES AT MIRADA ASSOCIATION, INC., herein in the following described property:

Lot 200, of MIRADA PARCELS 8A and 8B, according to the map or plat thereof, as recorded in Plat Book 89, Pages 117, of the Public Records of Pasco County, Florida. With the following street address: 10365 Trumpet Honeysuckle Way, San Antonio, Florida, 33576.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A.,

whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE 09/21/2026

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. 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 19, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
August 21, 28, 2026

26-02132P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-604
IN RE: ESTATE OF
GLORIA CHARLOTTE KRUEGER
Deceased.

The administration of the estate of GLORIA CHARLOTTE KRUEGER, deceased, whose date of death was March 13, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 21, 2026.

Personal Representative:
NANCY DARLING
4913 Bostonian Loop
New Port Richey, Florida 34655
Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 7481887
LAW OFFICE OF
STEVE WILLIAMS & ASSOCIATES
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
August 21, 28, 2026

26-02131P

FIRST INSERTION

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

2026CA000931CAAXWS
LAKEVIEW LOAN SERVICING,
LLC.

Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE OF JOHN A. CALUS
A/K/A JOHN ALLEN CALUS
N/K/A JOHN ALLEN CALUS,
et al.,
Defendants.

TO:
JAMES CALUS
5911 N. SUWANEE AVE.,
TAMPA, FL 33604
DAVID W. CALUS
4062 BULLARD AVE., UNIT B,
JBER, AK 99506

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

LOT 539, OF BEACON WOODS VILLAGE SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 124 THROUGH 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before

09/20/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this August 17, 2026.

(SEAL) Nikki Alvarez-Sowles
As Clerk of the Court
By: Julian Garcia
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-00473
August 21, 28, 2026

26-02111P



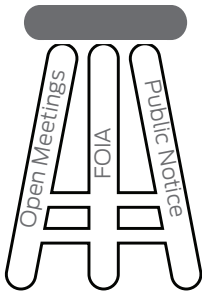
Who benefits from legal notices?

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.

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

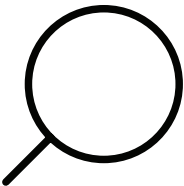


Citizens continue to learn about vital civic matters from newspaper notices.

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

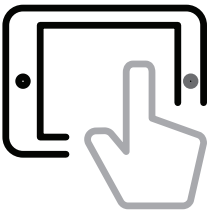
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

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

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-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	

SECOND 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	

SECOND 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

26-02039P

August 14, 21, 2026

SECOND 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, according 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, telephone number (407) 514-2692, on or before 09/14/2026, 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 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	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1891 IN RE: ESTATE OF PHEOBIE A. CRARY Deceased. The administration of the estate of PHEOBIE 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	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 kathy.rose@huschblackwell.com August 14, 21, 2026 26-02022P	

SECOND INSERTION		
NOTICE OF ACTION 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 Petition to terminate your parental rights and permanently commit the following 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 Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.	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 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	

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.

1/16/2023_V12

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. 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 Petition to terminate your parental rights and permanently commit the following 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 Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.	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 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	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001179ES 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: Jaimie Chauncey 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	THIRD INSERTION NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY CASE NO. 2025DP000105DPAXWS IN THE INTEREST OF: L.W. DOB: 9/12/2025, MINOR CHILD TO: Jessica Wilk, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: L.W. born on 9/12/2025. You are hereby commanded to appear on September 8, 2026, at 10:30 AM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS, my hand and the seal of this Court in Pasco County, Florida on 30 day of July, 2026. OFFICE OF NIKKI ALVAREZ-SOWLES, ESQ. Clerk and Comptroller (SEAL) By: /s/ Jacqueline Minton Deputy Clerk, Jacqueline Minton /s/ Daniel Bohannon Assistant State Attorney Bar Number 1054433 Aug. 7, 14, 21, 28, 2026 26-01956P	

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sarasotaclerk.com

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collierclerk.com

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polkcountyclerk.net

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IN THE BUSINESS OBSERVER

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

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legal@businessobserverfl.com

Business Observer

1/10161

--- ESTATE ---

SECOND 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

SECOND INSERTION

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-001288
IN RE: ESTATE OF
JOHN LEWIS SLIGH
Decceased.

The administration of the estate of John Lewis Sligh, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FOURTH 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@emlawoffice.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@emlawoffice.com
July 31; August 7, 14, 21, 2026 26-01934P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:
2026CA000367CAAXES
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
RAFAEL RIVERA A/K/A RAFAEL
JESUS RIVERA, et al.,
Defendants.

TO: Rafael Rivera a/k/a Rafael Jesus Rivera
31552 Spoonflower Circle
Wesley Chapel, FL 33545
Unknown Spouse of Rafael Rivera a/k/a Rafael Jesus Rivera
31552 Spoonflower Circle
Wesley Chapel, FL 33545

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

Lot 10, Block 5 of WATER-GRASS PARCEL "A", according to the Plat thereof as recorded in Plat Book 57, Page(s) 73 through 86, inclusive, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE 09/14/2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this August 11, 2026

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
August 14, 21, 2026 26-02038P

FOURTH 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@emlawoffice.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@emlawoffice.com
July 31; August 7, 14, 21, 2026 26-01935P

SECOND 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,
Decceased.

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.

--- ACTIONS / SALES / ESTATE ---

FOURTH INSERTION

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

TO: JENNY MARIA TORREALBA DE ARMAS, UNKNOWN ADDRESS

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

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

Copies of all court documents on this case, including orders. are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-MAIL

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

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

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

Dated: 7/22/26.

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

By: Lauren Wheatley
Deputy Clerk

Respectfully submitted,
Milton Toro Marquez, Esq.
State Bar No. 0076815
Acevedo Law Firm
2902 Busch Lake Blvd
Tampa, FL 33614
Tel: (813) 440-2 ! 66
E-Mail: milton@acevedolawfirm.com
July 31; August 7, 14, 21, 2026 26-01917P

SECOND 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 Petition under oath, has been filed in the above-styled Court for the Termination 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 hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654, on October 1, 2026 at 9:30am EST.

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.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 512025CA003758CAAXES
Freedom Mortgage Corporation,
Plaintiff, vs.
Eric Palomino, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 512025CA003758CAAXES of the Circuit Court of the SIXTH Judicial 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 Independent Savings Plan Company d/b/a ISPC, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development 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 1, IN BLOCK 8, OF CONNERTON 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 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 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

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

IV10184

SECOND 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

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.
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

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-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

SECOND INSERTION

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

CASE NO. 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

SECOND INSERTION

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

Case No. 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

SECOND 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

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.:
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

SECOND INSERTION

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

CASE NO. 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

ACTIONS / SALES

SECOND 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

SECOND 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, 202626-02007P

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.: 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	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 25-03178 - Bidder Number: 9180 August 14, 21, 202626-02035P

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. 2025CA003924CAAXWS DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. LONNETTE ALEXANDER A/K/A LONNETTE DENISE FRAZIER; UNKNOWN SPOUSE OF LONNETTE ALEXANDER A/K/A LONNETTE DENISE FRAZIER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ORION LENDING, ITS SUCCESSORS AND ASSIGNS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 10, 2026 and entered in Case No. 2025CA003924CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and LONNETTE ALEXANDER A/K/A LONNETTE DENISE FRAZIER; UNKNOWN SPOUSE OF LONNETTE ALEXANDER A/K/A LONNETTE DENISE FRAZIER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ORION LENDING, ITS SUCCESSORS	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, 202626-01993P

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. 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, 202626-02023P

SECOND 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, 202626-01994P

SECOND 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, 202626-01995P