PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Chapel Creek Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd., Zephyrhills, FL 33541 at 11:30 a.m. on the 1st Wednesday of each month unless otherwise indicated as follows:

October 7, 2026
November 4, 2026
December 2, 2026 @ 5:00 PM
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027 @ 5:00 PM
May 5, 2027
June 2, 2027
July 7, 2027 @ 5:00 PM
August 4, 2027 @ 5:00 PM
September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Richard McGrath
District Manager
August 28, 2026 26-02146P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
MIRADA COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Mirada Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Watergrass II Clubhouse, 32711 Windlestraw Dr., Wesley Chapel, FL 33545 at 6:00 p.m. on the 1st Tuesday of each month unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
August 28, 2026 26-02147P

FIRST INSERTION

Notice of Rescheduled Meeting
Abbott Square Community Development District

The regular meeting of the Board of Supervisors of the Abbott Square Community Development District ("District") scheduled for Monday, September 14, 2026, at 5:30 p.m. has been rescheduled to Monday, September 21, 2026, at 5:30 p.m. at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

The meeting is open to the public and will be conducted in accordance with the 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 without further publication of notice. There may be occasions when Supervisors or staff will participate by communication media technology.

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

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Kristee Cole
District Manager
August 28, 2026 26-02161P

FIRST INSERTION

NOTICE OF WORKSHOP MEETING
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

A workshop meeting of the Board of Supervisors of the New River Community Development District will be held on Wednesday, September 9, 2026, at 5:00 PM at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619. 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, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
August 28, 2026 26-02148P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Dupree Lakes Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., FL 34639 at 6:00 p.m. on the 3rd Tuesday of each month unless otherwise indicated as follows:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
August 28, 2026 26-02163P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Summit View Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Starkey Ranch Theatre Library Cultural Center, 12118 Lake Blanche Drive, Odessa, FL 33556 at 10:15 a.m. on the 3rd Friday of each month unless otherwise indicated as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
August 28, 2026 26-02164P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Ashley Laura Sharrock 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: 1965 MARL Mobile Home, VIN: G143CKE41536 , TITLE: 6986075 And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
Aug. 28; Sept. 4, 2026 26-02156P

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 LM Floor Restoration located at 24341 Twin Lake Dr in the City of Land O Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of August, 2026
Marisa Mesquita
August 28, 2026 26-02155P

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 Marvora Services located at 3228 Jackson Dr in the City of Holiday, Pasco, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026
Marvora LLC
August 28, 2026 26-02149P

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 Dadbod Donuts located at 6316 scarlet amethyst st in the City of Land o lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of August, 2026
Justin Clayton
August 28, 2026 26-02154P

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at 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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Chuck Adams
District Manager
August 28, 2026 26-02167P

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

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 that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://harvesthillssouthcdd.net.

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

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

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

District Manager
August 28, 2026 26-02168P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Summit View II Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Starkey Ranch Theatre Library Cultural Center, 12118 Lake Blanche Drive, Odessa, FL 33556 at 10:15 a.m. on the 3rd Friday of each month unless otherwise indicated as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
August 28, 2026 26-02176P

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Michael C. Dickerson DMD Holdings, PLLC, 25718 Sierra Center Blvd, Lutz, FL 33559, is desiring to engage in business under the fictitious name of Aspen Dental, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
August 28, 2026 26-02178P

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that MICHAEL C. DICKERSON DMD HOLDINGS, PLLC, 929 US Highway 19, Port Richey, FL 34668, desiring to engage in business under the fictitious name of Aspen Dental, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
August 28, 2026 26-02175P

--- PUBLICS ---

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 Wildflower & Whisk located at 12055 Cone Street in the City of New Port Richey, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026
Julie Huffmier
August 28, 2026 26-02153P

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 Keys to Hawaii located at 4635 Taray Lane in the City of Holiday, Pasco, FL 34690 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026
Rebecca Schwinn
August 28, 2026 26-02151P

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 Coastline Eye Care located at 5234 Little Road, Suite 2 in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026
Ochs Ventures LLC
August 28, 2026 26-02180P

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 SANV Home Studio located at 8642 Persea Ct in the City of Trinity, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026
Svetlana Belova
August 28, 2026 26-02152P

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 LEO AT CYPRESS CREEK located at 31478 OCEAN AVENUE in the City of SAN ANTONIO, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2026
LEO@Cypress Creek, LLC
August 28, 2026 26-02150P

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 Keepsiva located at 2433 Water Willow Dr in the City of Lutz, Pasco, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026
Soujanya Pandirla
August 28, 2026 26-02173P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Epperson Ranch Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Heath Beckett, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Phone (321) 263-0132.

Heath Beckett, District Manager
Epperson Ranch Community Development District
August 28, 2026 26-02198P

FIRST INSERTION

NOTICE TO CREDITORS
RE: MARIE D. GRINNAN, Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled MARIE GRINNAN TRUST, dated JULY 28, 2026, died on AUGUST 08 , 2026

The name(s) and address(es) of the Trustee(s) is/are set forth below.

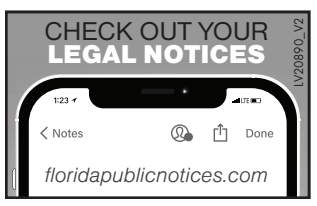
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below **WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

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

The date of the first publication of this Notice is August 28, 2026.

/s/ Mariann Biddinger, Trustee
MARIANN BIDDINGER, TRUSTEE
9196 Sunshine Blvd.
New Port Richey, FL 34654
Aug. 28; Sept. 4, 2026 26-02159P



FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 09/21/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: KV DIAMONDS MOTORS LLC KNDJ23AU6N7800026 2022 KIA 9286.53 TEL: 813-697-1791 MV#: MV117116 LOCATION: 8323 BROKEN WILLOW LN PORT RICHEY, FL 34668 / 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 28, 2026 26-02165P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that MADIGAN DIALYSIS, LLC, owner, desiring to engage in business under the fictitious name of LAND O LAKES DIALYSIS located at 2100 VIA BELLA BLVD, STE 104, ATTN JLD/SECGOVFIN, LAND O LAKES, Florida 34639 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 28, 2026 26-02169P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000968
IN RE: ESTATE OF HELEN TERESA HALLQUIST Deceased.

The administration of the estate of HELEN TERESA HALLQUIST, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Paco 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is August 28, 2026.

/s/ Raymond J. Hallquist
Petitioner & PR
34895 N James Ave.
Ingleside, IL 60041
/s/ Donald Gervase
Attorney for Petitioner
Florida Bar No. 95584
Provision Law PLLC
310 S. Dillard St. Ste 140
Winter Garden, FL 34787
Telephone: 407-287-6767
Email: dgervase@provisionlaw.com
Aug. 28; Sept. 4, 2026 26-02177P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000643CPAXWS
Division Probate
IN RE: ESTATE OF KENNETH P. NALL A/K/A KENNETH PATRICK NALL Deceased.

The administration of the estate of KENNETH P. NALL a/k/a KENNETH PATRICK NALL, deceased, whose date of death was May 18, 1954, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 28, 2026.

Personal Representative:
Blaire Wallingford
11513 Shaffer Farms Lane
Louisville, Kentucky 40291
Attorney for Personal Representative:
BETH TEARDO PRINZ, ESQ.
Attorney
Florida Bar Number: 0786462
SPRAKER & PRINZ
819 Southwest Federal Highway
Suite 106
Stuart, FL 34994
Telephone: (772) 220-0212
Fax: (772) 220-0422
E-Mail: bethprinzlaw@gmail.com
Secondary E - Mail :
sprakerandprinzedward@gmail.com
Aug. 28; Sept. 4, 2026 26-02166P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001320
IN RE: ESTATE OF JOANNE W. TUCKER Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JoAnne W. Tucker, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was April 25, 2026; that the total value of the estate is $12,431.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Jonathon J. Tucker
12905 1st Isle
Hudson, FL 34667
Kevin C. Tucker
1052 N County Line Road
Miller Beach, IN 46403
Penny L. Saric
26194 Sunnywood Street
Menifee, CA 92586

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is August 28, 2026.

Person Giving Notice:
Jonathon L. Tucker
12905 1st Isle
Hudson, FL 34667
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Aug. 28; Sept. 4, 2026 26-02172P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE: 2026CP001059CPAXWS
IN RE: ESTATE OF D. DIANE MURPHY a/k/a DIANE MURPHY, Deceased.

The administration of the estate of D. DIANE MURPHY a/k/a DIANE MURPHY, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, Probate Division,7530 Little Road, Suite 104, New Port Richey, FL 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.

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.

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

The date of first publication of this notice is August 28, 2026.

DAVID E. MURPHY
Personal Representative
6 Birchwood Drive
Nashua, New Hampshire 03064
ELIZABETH MONEYMAKER, ESQ.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
Aug. 28; Sept. 4, 2026 26-02174P

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. 2025-CA-002275-CAAX-WS
CWS INVESTMENTS INC, Plaintiff, vs.
F & S HOMES LLC A/K/A F & S HOMES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 03, 2026 in Civil Case No. 2025-CA-002275-CAAX-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein CWS INVESTMENTS INC is Plaintiff and F & S Homes LLC a/k/a F & S Homes, 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 17th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Gulf Harbors Sea Forest Unit 2A, according to the map or plat thereof as recorded in Plat Book 24, Page 22, 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
25-11623FL
Aug. 28; Sept. 4, 2026 26-02171P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001322
IN RE: ESTATE OF CATHY J. NEGRIN Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Cathy J. Negrin, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was May 4, 2026; that the total value of the estate is $28,777.26 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
James Nosal
12 Ponderosa Court
Orchard Park, NY 14127
Karen A. Bierfeldt-Held
148 Mill Road
West Seneca, NY 14224
Scott D. Bierfeldt
12 Howell Drive
Farhills, NJ 07931
Peter J. Bierfeldt
2109 Templeton Gap Drive
Apex, NC 21523

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is August 28, 2026.

Person Giving Notice:
James Nosal
12 Ponderosa Court
Orchard Park, NY 14127
Attorney for Person Giving Notice:
David A. Hook Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Aug. 28; Sept. 4, 2026 26-02158P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP001191CPAXES
IN RE: Estate of LAURA ELIZABETH COTTY, a/k/a LAURA E. COTTY, a/k/a LAURA COTTY, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
TERRY COTTY
5316 Satsuma Drive
Zephyrhills, FL 33542
Attorney for Personal Representative:
C. BLAKE HOLTZHOWER, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar Number 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Aug. 28; Sept. 4, 2026 26-02185P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP001093CPAXES
IN RE: Estate of PAUL J. VACCARO, SR., a/k/a PAUL J. VACCARO, Deceased.

The administration of the estate of PAUL J. VACCARO, SR., a/k/a PAUL J. VACCARO, deceased, whose date of death was APRIL 25, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
VICKI A. SMALL
36744 Lakewood Drive
Zephyrhills, FL 33542
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar No. 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Aug. 28; Sept. 4, 2026 26-02194P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000968
IN RE: ESTATE OF NICHOLAS SCOTT LOUDEN, Deceased.

The administration of the estate of NICHOLAS SCOTT LOUDEN, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is - 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 28, 2026.

LACINDA ELIO
Personal Representative
7523 Spirea Drive
Port Richey, FL 34668
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
Aug. 28; Sept. 4, 2026 26-02179P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001152
Division WS
IN RE: ESTATE OF DONALD R. CHRISTIAN A/K/A DONALD ROBIN CHRISTIAN A/K/A DONALD ROBERT CHRISTIAN A/K/A DONALD CHRISTIAN Deceased.

The administration of the estate of Donald R. Christian a/k/a Donald Robin Christian a/k/a Donald Robert Christian a/k/a Donald Christian, deceased, whose date of death was February 12, 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 28, 2026.

Personal Representative:
Doreen Christian
10 Boulevard du President Poincare
67000 Strasbourg, France
Attorney for Personal Representative:
Sarah Voss, Esq.
Florida Bar Number: 1025128
Sarah Voss Law, PLLC
2555 Enterprise Rd.,
Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvosslaw.com
celeste@sarahvosslaw.com
Aug. 28; Sept. 4, 2026 26-02184P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001220CAAXWS
WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DONNA M MACRI, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLARENCE D. MEST III; MICHAEL HAPP; CLARENCE D. MEST III, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA MAE MACRI, DECEASED Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 03, 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:

LOT 8, BLOCK A, WEDGEWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 150 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 7136 WEDGEWOOD DR, NEW PORT RICHEY, FL 34652-1140

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on September 17, 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.

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/ Andrew L. Fivecoat, Esq.
FL Bar: #122068
1000010869
Aug. 28; Sept. 4, 2026 26-02144P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CC-2652-WS
COPPERSPRING COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIAM KYLE BROOKS, TARRYN BLAKE RUSSEY, SECRETARY OF HOUSING AND URBAN DEVELOPEMENT 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 1, in Block 11, of COPPERSPRING PHASE 2, according to the plat thereof, as recorded in Plat Book 81, Page 84 of the Public Records of Pasco County, Florida.
Property Address: 4260 Hanover Drive, New Port Richey, Florida, 34653.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on October 1, 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 20th day of August, 2026.
NIKKI ALVAREZ SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Aug. 28; Sept. 4, 2026 26-02157P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003581CAAXES
ATHENE ANNUITY AND LIFE CO. Plaintiff, vs. RICHARD PAUL KIM AKA RICHARD P. KIM, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA003581CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, ATHENE ANNUITY AND LIFE CO. Plaintiff, and, RICHARD PAUL KIM AKA RICHARD P. KIM, et. al., are Defendants, Clerk of Circuit Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com, on September 24, 2026, at 11:00 AM, the following described property:

LOT 28, OF MIRADA PARCELS 8A AND 8B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

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

DATED this 25th day of August, 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-000981-02 / 21844.0916 / Jean Schwartz
Aug. 28; Sept. 4, 2026 26-02192P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000302CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v. PEREZ CABRERA CONSTRUCTION, LLC, a Florida Limited Liability Company; KELVIS PEREZ CABRERA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 13, 2026 entered in Civil Case No. 2026CA000302CAAXWS in 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, Plaintiff and PEREZ CABRERA CONSTRUCTION, LLC, a Florida Limited Liability Company and KELVIS PEREZ CABRERA, an Individual. are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com, beginning at 11:00 AM on October 13, 2026, the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 56, MELODIE HILLS - UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 4605 Irene Loop, New Port Richey, FL 34652

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000316
Aug. 28; Sept. 4, 2026 26-02145P

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

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
19-00487FL
Aug. 28; Sept. 4, 2026 26-02170P

--- ACTIONS / SALES ---

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. 2024CA002170CAAXES
PennyMac Loan Services, LLC,
Plaintiff, vs.
Robert Thomas Wojerski, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA002170CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Robert Thomas Wojerski; Unknown Spouse of Robert Thomas Wojerski; Scott R. Shoemaker 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 5th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 67, PINE BREEZE COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 22, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:
31-25-22-0040-00000-0670

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 25th 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 # 24-F01398
Aug. 28; Sept. 4, 2026 26-02191P

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-003153
GUILD MORTGAGE COMPANY LLC,
Plaintiff, v.
ANNA L. KELLEY, et al.,
Defendants.

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

Lot 68, JASMINE LAKES UNIT ONE, according to plat thereof as recorded in Plat Book 6, Page 145, of the Public Records of Pasco County, Florida.

Property Address: 10602 Camelia Drive, Port Richey, FL 34668

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

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

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

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

SUBMITTED on this 25th 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
Aug. 28; Sept. 4, 2026 26-02187P

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. 2025CA002216CAAXES
Selene Finance LP,
Plaintiff, vs.
James C. Stephen a/k/a James Stephen, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002216CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Selene Finance LP is the Plaintiff and James C. Stephen a/k/a James Stephen; Unknown Spouse of James C. Stephen a/k/a James Stephen; Paradise Lakes, Phase III Condominium Association, Inc.; United States of America, Department of the Treasury Internal Revenue Service 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 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN PARCEL CONSISTING OF UNIT 5A3, AS SHOWN ON CONDOMINIUM PLAT OF PARADISE LAKES, PHASE III, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 4, PAGE 143, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1845, PAGE 1196, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1857, PAGE 370, AS AMENDED BY THAT CERTAIN SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1868, PAGE 649, AND AS AMENDED BY THAT CERTAIN THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1877, PAGE 1783, AND AS AMENDED BY THAT CERTAIN FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1909, PAGE 1124, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:
26-26-18-006D-00500-0A30

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 25th 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-F00700
Aug. 28; Sept. 4, 2026 26-02193P

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2026CA001932CAAXWS
Honorable Judge: LEWIS, KEMBA DAMALI JOHNSON
PLANET HOME LENDING, LLC
Plaintiff, vs.
ANEL RAMIC; UNKNOWN SPOUSE OF ANEL RAMIC;; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,

TO: ANEL RAMIC and UNKNOWN SPOUSE OF ANEL RAMIC
Last Known Address: 6726 DEL PRADO TER, NEW PORT RICHEY, FL 34652

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 6726 DEL PRADO TER, NEW PORT RICHEY, FL 34652, and more particularly described as follows:

LOT 35, GREEN KEY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

APN No.
06-26-16-0010-00000-0350
COMMONLY KNOWN AS: 6726 Del Prado Ter, New Port Richey, FL 34652

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, SEPTEMBER 28TH, 2026, but not less than 30 days from the first proof of 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; 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 25, 2026
(Seal) Nikki Alvarez-Sowles, ESQ.
Pasco County Clerk of Court and Comptroller
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Aug. 28; Sept. 4, 2026 26-02186P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 001415
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
LINDA VIOLA WILLIAMS, et al,
Defendant(s).

To:
JASMINE L. WILLIAMS
Last Known Address:
6675 Cobble Bliss Street
Zephyrhills , FL 33541
Current Address: Unknown

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

LOT 10, BLOCK 10, SILVERADO RANCH SUBDIVISION PHASE 5B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 81, PAGES 69 THROUGH 73, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 6675 COBBLE BLISS STREET ZEPHYRHILLS FL 33541

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 9/28/2026

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

**See the Americans with Disabilities Act

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 20th day of August 2026.

Clerk of the Circuit Court
(SEAL) By: /s/ Haley Joyner
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
MS - 26-004486
Aug. 28; Sept. 4, 2026 26-02160P

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. 2025CA004181CAAXWS
PLANET HOME LENDING, LLC,
Plaintiff, vs.
HENRRY CAMPOS PENA AND IDALYS PRIETO AND MAYRA PENA SUAREZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2026, and entered in 2025CA004181CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and HENRRY CAMPOS PENA; IDALYS PRIETO; MAYRA PENA SUAREZ; UNKNOWN SPOUSE OF MAYRA PENA SUAREZ N/K/A ZENEN RODRIGUEZ; LAKESIDE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, LAKESIDE PHASE 1A, 2A & 5, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 13608 NEWPORT SHORES DR, HUDSON, FL 34669

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 20 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\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
25-374529 - MaS
Aug. 28; Sept. 4, 2026 26-02183P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA003905CAAXWS
PLANET HOME LENDING, LLC,
Plaintiff, vs.
THOMAS JOHN SPADE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2026, and entered in 2025CA003905CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and CLOE ALEXANDRA MCTEAGUE; THOMAS JOHN SPADE; UNKNOWN SPOUSE OF CLOE ALEXANDRA MCTEAGUE; UNKNOWN SPOUSE OF THOMAS JOHN SPADE 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 63, SEA PINES, UNIT FIVE, A HOMESITE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: LOT 63, OF THE UNRECORDED PLAT OF SEA PINES SUBDIVISION, UNIT FIVE: A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 73, OF SEA PINES SUBDIVISION, UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 123, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 15' 40" WEST, A DISTANCE OF 64 FEET; THENCE SOUTH 89 DEGREES 49' 43" WEST, A DISTANCE OF 105 FEET; THENCE NORTH 0 DEGREES 15' 40" EAST, A DISTANCE OF 64 FEET; THENCE NORTH 89 DEGREES 49' 43" EAST, A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING; THE SOUTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR UTILITIES.

Property Address: 16110 BLACKBEARD LN, HUDSON, FL 34667

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

IMPORTANT

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

Dated this 20 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\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
25-355335 - MaS
Aug. 28; Sept. 4, 2026 26-02182P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2025CA002596CAAXWS
DIVISION: J2
Truist Bank
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy M. Konicki a/k/a Amy Margaret Konicki, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Francis Paul Konicki a/k/a Francis P. Konicki a/k/a Frank P. Konicki; Robert W. Konicki; Margaret A. Beauregard a/k/a Margaret Beauregard; Cynthia M. Napoli; Jane A. Merlina; Harry M. Leonard a/k/a Harry Leonard; Stephen A. Nelson; Jessica Harring; Jason Harring; Unknown Spouse of Francis Paul Konicki a/k/a Francis P. Konicki a/k/a Frank P. Konicki; Unknown Spouse of Robert W. Konicki; Unknown Spouse of Margaret A. Beauregard a/k/a Margaret Beauregard; Unknown Spouse of Cynthia M. Napoli; Unknown Spouse of Jane A. Merlina; Unknown Spouse of Harry M. Leonard a/k/a Harry Leonard; Unknown Spouse of Stephen A. Nelson; Unknown Spouse of Jessica Harring; Unknown Spouse of Jason Harring; United States of America Acting through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025CA002596CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Truist Bank, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy M. Konicki a/k/a Amy Margaret Konicki, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on September 22, 2026, the following described property as set forth in said Final Judgment, to-wit:

Lot 619 Regency Park Unit Five, according to the Plat thereof, recorded in Plat Book 12, Page(s) 50 and 51, 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 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 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.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331845 FC01 SUT
Aug. 28; Sept. 4, 2026 26-02181P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000967CAAXES
MIDFIRST BANK
Plaintiff, v.
MARIE TOCCHINI, ET AL.
Defendants.

TO: MARIE TOCCHINI,
Current residence unknown, but whose last known address was:
11396 CAY SPRUCE WAY,
SAN ANTONIO, FL 33576-8237

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

LOT 42, BLOCK 16, MIRADA, PARCEL 21-2, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 85, PAGES 18 THROUGH 21, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before SEPTEMBER 28TH, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on August 25, 2026.

Nikki Alvarez-Sowles, Esq.
- AES
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
1000011328
Aug. 28; Sept. 4, 2026 26-02188P

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
CASE NO: 2026CA001730CAAXWS
BEACON WOODS CIVIC ASSOCIATION, INC.,
Plaintiff, v.
MELINDA HOWARD, UNKNOWN SPOUSE OF MELINDA HOWARD, JOSEPH HOWARD, UNKNOWN SPOUSE OF JOSEPH HOWARD, PRINCELLA IBRAHIM, UNKNOWN SPOUSE OF PRINCELLA IBRAHIM, AND UNKNOWN TENANTS,
Defendants.

TO: MELINDA HOWARD AND UNKNOWN SPOUSE OF MELINDA HOWARD,
LAST KNOWN ADDRESS: 8505 Hunting Saddle Drive, Bayonet Point, Florida 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County: Lot 1112, BEACON WOODS VILLAGE 5-B, according to the plat thereof, recorded in Plat Book 11, Page 89 through 91, of the Public Records of Pasco County, Florida., 8505 Hunting Saddle Drive, Bayonet Point, Florida 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Frank A. Ruggieri, attorney for the Plaintiff, Beacon Woods Civic Association, Inc., whose address is 13000 Avalon Lake Drive, Suite 305, Orlando, FL 32828, and file the original with the clerk of the above-styled court within 30 days after the first publication of this Notice of Action, otherwise a default will be entered against you for the relief prayed for in the complaint or petition. DUE ON OR BEFORE SEPTEMBER 28, 2026

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

WITNESS my hand and the seal of said court at Pasco County, Florida on this 26 day of August, 2026.

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

/s/ Sean P. Reed
FRANK A. RUGGIERI, ESQ.
Florida Bar No.: 0064520
SEAN P. REED, ESQ.
Florida Bar No.: 1040934
THE RUGGIERI LAW FIRM, P.A.
13000 Avalon Lake Drive, Ste. 305
Orlando, Florida 32828
Phone: (407) 395-4766
pleadings@ruggierilawfirm.com
Attorneys for Plaintiff
Aug. 28; Sept. 4, 11, 18, 2026 26-02195P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CA001216CAAXES
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, -vs-
GRECIA D BELMONTE LEON, HERIK J ZAMBRANO, FLORIDA HOUSING FINANCE CORPORATION, ABBOTT SQUARE COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,
Defendant(s)

TO: GRECIA D BELMONTE LEON and HERIK J ZAMBRANO
Last Known Address:
36375 Camp Fire Terrace, Zephyrhills, FL 33541

You are notified of an action to foreclose a mortgage on the following property in Pasco County:

LOT 16, IN BLOCK 19, OF ABBOTT SQUARE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
36375 Camp Fire Terrace, Zephyrhills, FL 33541

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 2026CA001216CAAXES; and is styled Lakeview Loan Servicing, LLC vs. Grecia D Belmonte Leon. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 09/28/2026, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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 document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

DATED: August 21, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Aug. 28; Sept. 4, 2026 26-02162P

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. 2026CA002546CAAXES
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
DAVID CROSSMAN, DECEASED AND URSULA CROSSMAN A/K/A URSULA A. CROSSMAN, DECEASED. et. al.
Defendant(s),

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

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

LOT 49, BLOCK 13, TIERRA DEL SOL, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 130 THROUGH 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/28/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs 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 at Pasco County, Florida, this August 25, 2026

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-376503
Aug. 28; Sept. 4, 2026 26-02190P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA002938CAAXES
U.S. BANK TRUST NATIONAL ASSOICATION, AS TRUSTEE FOR RANCH SERIES IV TRUST,
Plaintiff, v.
GLORIA YVONNE BROWN-WHITE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 27, 2025 and entered in Case No. 2024CA002938CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein GLORIA YVONNE BROWN-WHITE, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on September 24, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 41, BLOCK H, NORTHWOOD UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 145-147, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
and commonly known as: 27021 CORAL SPRINGS DRIVE, WESLEY CHAPEL, FL 33544 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
24-002583-1
Aug. 28; Sept. 4, 2026 26-02197P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-003631
CITY OF NEW PORT RICHEY,
Plaintiff, v.
JOSEPH KHALAF,
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated August 6, 2026 and entered in Case No. 25-CA-003631 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Joseph Khalaf is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on October 13, 2026 the following described properties set forth in said Final Judgment to wit:

Lot 98, Unit Two, JASMINE HEIGHTS SUBDIVISION, according to the plat thereof recorded at Plat Book 6, Page 100, in the Public Records of Pasco County, Florida.
Property No.:
17-26-16-0290-00000-0980
Address: 4952 Azalea Dr,
New Port Richey, FL 34652

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 in Pasco County, Florida, on August 26, 2026.

Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue North.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
Crystal@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
Aug. 28; Sept. 4, 2026 26-02196P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026CA000998CAAXWS
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2025-2
Plaintiff(s), vs.
GERALD L DUQUETTE; SHARON M DUQUETTE; THE UNKNOWN SPOUSE OF GERALD L. DUQUETTE; THE UNKNOWN SPOUSE OF SHARON M. DUQUETTE; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: GERALD L DUQUETTE
LAST KNOWN ADDRESS: 6428 TAYLOR COURT, NEW PORT RICHEY, FL 34653
CURRENT ADDRESS: 6428 TAYLOR COURT, NEW PORT RICHEY, FL 34653
TO: SHARON M DUQUETTE
LAST KNOWN ADDRESS: 6428 TAYLOR COURT, NEW PORT RICHEY, FL 34653
CURRENT ADDRESS: 6428 TAYLOR COURT, NEW PORT RICHEY, FL 34653
TO: THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 6428 TAYLOR COURT, NEW PORT RICHEY, FL 34653
CURRENT ADDRESS: 6428 TAYLOR COURT, NEW PORT RICHEY, FL 34653

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:

LOT 15, TAYLOR`S HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 164, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 6428 Taylor Court, New Port Richey, FL 34653

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. Due on or before 9/28/2026

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 this 25th day of August, 2026

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk 2026-CA-998-WS

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-002931-1
Aug. 28; Sept. 4, 2026 26-02189P

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY **MILTON & ROSE FRIEDMAN**

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

STEPS TO FIX ENTITLEMENTS

- Enact a "negative income tax."
- Wind down Social Security

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

To simplify the discussion, let us use the simpler British term of "personal allowances" to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to $7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of $3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been $1,000, the subsidy would have gone down to $3,100, and total income up to $4,100. In effect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached $7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

l. Repeal immediately the payroll tax.

2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.

3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.

4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.

5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.

6. Finance payments under items 2, 3 and 4 out of gen-

eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program induding elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the "Family Assistance Plan."

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on "The Impossibility of Radical Welfare Reform":

> "All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.
>
> "The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.
>
> "The third is the additional cost to the taxpayers.
>
> "To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time."

The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the col1ection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of $7,200, a subsidy rate of 50%, which means a payment of $3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, "The typical welfare family of four in the United States now [early 1978] qualifies for about $6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from $7,000 to $12,000 and more."

Even the $6,000 "typical" figure requires a subsidy rate of 83.3% if the break-even point is kept at $7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: "There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time."

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD 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
Attorneys for Plaintiff

within twenty (20) days after the date of the first publication of this Notice of Action and file the original with the Clerk of this Court either before service on Plaintiff's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint DUE ON OR BEFORE SEPTEMBER 14TH, 2026

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

Dated on August 7, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
Aug. 14, 21, 28; Sept. 4, 2026
26-02018P

Q&A

Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V28

Email your Legal Notice

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V20

--- TAX DEEDS ---

SECOND INSERTION

Notice of Application for Tax Deed
2026XX000111TDAXXX

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

SECOND 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 #: 2200723
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 ISAISA 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

SECOND 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

SECOND 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:
33-24-16-0210-00C00-0050
VISTA DEL MAR UNIT 1 PB 6 PG 127 LOT 5 BLOCK 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS ---

SECOND 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, 2026
26-02102P

SECOND 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

SECOND 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

SECOND 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 ALG WLY 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

SECOND 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. 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:
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 21, 28, 2026 26-02125P

--- ESTATE ---

SECOND 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

SECOND 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, 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:
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

SECOND 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

SECOND 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

SECOND 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 Statues, 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 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:
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:
fallonmgomez@gmail.com
August 21, 28, 2026 26-02069P

SECOND 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

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV8237_V25

--- PUBLIC NOTICES / TAX DEEDS / ACTIONS / SALES / ESTATE ---

SECOND 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 vessel 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

SECOND 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.realforeclose.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, 2026 26-02049P

SECOND 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 ZELEZNOCK 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, 2026
26-02105P

FOURTH 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

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Carolyne 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: KWP01C287 , TITLE: 65410891

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
August 21, 28, 2026 26-02064P

SECOND 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

SECOND 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

SECOND 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, 2026
26-02101P

SECOND 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, 2026
26-02090P

SECOND 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

THIRD 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 DIIORIO 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

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. 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.

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. Papadopalas
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 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.

TO:
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 19, PAGES 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026CA001150CAAXES
U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AND FOR THE BENEFIT OF BP-JR 1 LOAN TRUST
Plaintiff(s), vs.
JAMES C STRICKLAND A/K/A JAMES CLYDE STRICKLAND; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 7, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of September, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 210, TANGLEWOOD VILLAGE, PHASE 2 AT WILLIAMSBURG WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 134, 135 AND 136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 1848 Thistle Court, Wesley Chapel, FL 33543

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

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 25-017618-1
August 21, 28, 2026 26-02139P

SECOND 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

THIRD 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 l.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.

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

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

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

WITNESS, my hand 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. Papadopalas
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 FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA003686CAAXWS
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F
Plaintiff(s), vs.
RICHARD SCARBO; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 12, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of September, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 52, MELODIE HILLS, UNIT TWO, AS PART 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

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

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 25-014592-1
August 21, 28, 2026 26-02138P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC004794CCAXES
TOWNES AT MIRADA MIRADA 7 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
RAGIIU KUMAR TIRUKKOV ALURI, ANOMA NAMPHUENG, and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: PRAGIIU KUMAR TIRUKKOV ALURI and ANOMA NAMPHUENG

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, MIRADA 7 HOMEOWNERS ASSOCIATION, INC., herein in the following described pro:

Lot 106, Mirada Parcel 7, according to the map or plat thereof, as recorded in Plat Book 89, Page(s) 126 through 135 of the Public Records of Pasco County, Florida. With the following street address: 32112 Pond Apple Bend, 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 26-02135P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CA002045ES
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF GCAT 2023-NQM3 TRUST,
Plaintiff, -vs-
H2O TRUST DATED AUGUST 12, 2025, CARTER COONS. ESQ., TRUSTEE, WHICH DESIGNATION SHALL INCLUDE ALL SUCCESSORS IN INTEREST AS TRUSTEE, UNKNOWN SETTLERS AND BENEFICIARIES OF THE H2O TRUST DATED AUGUST 12, 2025, CARTER COONS. ESQ., TRUSTEE, WHICH DESIGNATION SHALL INCLUDE ALL SUCCESSORS IN INTEREST AS TRUSTEE, BRIAN ALEXANDER JOHNSON, CHRISTINA MICHELLE JOHNSON, UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2,
Defendant(s)

TO: UNKNOWN SETTLERS AND BENEFICIARIES OF THE H2O TRUST DATED AUGUST 12, 2025, CARTER COONS. ESQ., TRUSTEE, WHICH DESIGNATION SHALL INCLUDE ALL SUCCESSORS IN INTEREST AS TRUSTEE
33667 JASPER STONE DRIVE
WESLEY CHAPEL, FL 33543

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

LOT 13, BLOCK 34, ASHBERRY VILLAGE PHASE 2A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 85, PAGES 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 33667 Jasper Stone Drive, Wesley Chapel, FL 33543

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 2026CA002045ES; and is styled U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as trustee of GCAT 2023-NQM3 Trust vs. Brian Alexander Johnson. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before MAY 26TH, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the August 19, 2026
NIKKI ALVAREZ-SOWLES, ESQ.
Clerk of the Circuit Court & Comptroller
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
August 21, 28, 2026 26-02134P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001149CAAXES
NEWREZ LLC,
Plaintiff, vs.
ALANA C. FERRELL; UNKNOWN SPOUSE OF ALANA C. FERRELL; CRESTVIEW HILLS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated August 7, 2026, entered in Civil Case No.: 2026CA001149CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC, Plaintiff, and ALANA C. FERRELL; CRESTVIEW HILLS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A MONIQUE HARRIS, are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 9th day of September, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 32, CRESTVIEW HILLS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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:

ADA Coordinator
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: August 19, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52859
August 21, 28, 2026 26-02136P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA000931CAAXWS
LAKEVIEW LOAN SERVICING, LLC.
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INI'EREST 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

--- ACTIONS / SALES ---

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. 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 RETREAT 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 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 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

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. 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 BRIGHTWATERS 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 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 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

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. 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 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 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 COMMUNITYASSOCIATION, 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 DESCRETION, 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

SECOND INSERTION

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

SECOND INSERTION

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; NEWSPRING 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 NEWSPRING 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

SECOND INSERTION

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 ---

SECOND 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 CHAPEL, FL 33544.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 9/21/26, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, 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, ESQ.
CLERK OF THE CIRCUIT COURT
By: Haley Joyner
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
August 21, 28, 2026 26-02081P

SECOND 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 cash at 11 :00 a.m., on the 14th day of September 2026. DATED this 12th Day of August, 2026.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #007840 l
l 09 S Edison A venue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff, TALAVERA
August 21, 28, 2026 26-02055P

SECOND 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.

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 17 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
1000010335
August 21, 28, 2026 26-02123P

SECOND INSERTION

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

SECOND 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

SECOND 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 Salvadore 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

SECOND INSERTION

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

SECOND 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.
MATHEW D. BURGESS, KRISTEN BURGESS, JUDITH CHEGAN, UNKNOWN SPOUSE OF MATHEW 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.
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 Ritchey, 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 ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 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: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2692B
Ref# 23063
August 21, 28, 2026 26-02113P

SECOND INSERTION

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

SECOND 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

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-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 TOWNHOMES", 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 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

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. 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

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. 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

SECOND 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

SECOND 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 EVERSHOT 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

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. 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 TIERRA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE (S) 70 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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