
PUBLICS

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:45 AM
Sale to be held at www.storage treasures.com.
1120 - Hamlin, Arynn; 1136 - Broderick, Fevronia; 1140 - Rowles, Lori; 1172 - Harris, DuJuan; 1176 - PAULUS, JOSHUA AARON; 2116 - Gonzalez, Jose Rafael; 2146 - Gizzi, Bill; 2194 - Broderick, Michael; 2218 - Honecker, Tina; 2222 - Dowling, Mary Anne; 2256 - Justice, Zach; 2264 - Smith, Heather; 3110 - Gray, Bryan; 3147 - Schloss, Roxanne; 6015 - Gordon, Howard; 7014 - Polacek, Glenn; 7026 - Davis, Daniel; 7039 - clark, Patricia
PUBLIC STORAGE # 30166, 1000 Commercial Way, Spring Hill, FL 34606, (352) 565-4129
Time: 10:00 AM
**Sale to be held at [.](http://www.storage treasures.com.
0215 - Mendes, David; 0231 - Gibson, Justin; 0402 - Gagne, Jennifer; 0420 - Swartz, Nathan Alan; 0443 - Wetzel, Rodney; 0446 - Hayden, Paul; 1099 - Losurdo, Kimberly Kay
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at <a href=)**
006 - Lucas, Debra; 032 - Budnik, Joel; 046 - Nutting, Joi; 231 - Barton, Ginger; 294 - Sword, David; 314 - Forman, T Jay; 318 - Miller, Lynne M
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
**Sale to be held at [.](http://www.storage treasures.com.
11016 - Rera, Joseph; 11089 - Dampier, Janae; 11155 - TORBIC, TAYLOR; 11205 - Vachon, Chris; 11227 - Pierson, Frank; 11257 - Abrams, Alyssa; 11292 - Adolph, Elizabeth; 11298 - Duke, Angelina; 12060 - Rosado, Amanda; 12069 - Odum, Jessalyn; 12072 - Pierson, Frank; 12074 - Cunigan, William; 12088 - Clower, Nathaniel; 12136 - Scanlon, Sean; 12147 - Searcy, Lashanda; 12149 - Velasquez, Nancy; 12154 - Harris, Angelic; 12157 - Morales, Jason; 12212 - Maria, Joudani; 12214 - Scarborough, Vanessa; 13036 - boyer, jamie; 13115 - Pettit, Stacy; 13121 - jackson, toby; 13206 - Bushard, Sarah; B126 - Galloway, Melinda; B147 - Gonzalez, Maritza; B174 - Reale, Michael A; B215 - Weldon, Janine; B237 - Fuentes, Kayla; B251 - matias, angel; B254 - Meadows, Billy; C101 - Little Rascals Presachool Walker, Janette; C104 - McKinnon, Kendra; C120 - Murphy, Amanda; C138 - Kinzie, Julie; C139 - RIVERA, YAHAIIRA; C158 - Moore, Patrick; C247 - Little Rascals Presachool Walker, Janette; C255 - Evans, Ronald; C360 - Amy, Caswell.; C418 - Barnes, Terri; D152 - Holton, Stanley; D157 - Morales, Julio; D208 - Stoltenberg, Emily; D285 - Teuscher, Carlee; D309 - Holton, Stanley; D319 - Steward, Calazia; D325 - Bayoran, Maria
PUBLIC STORAGE # 30167, 4867 Commercial Way, Spring Hill, FL 34606, (352) 504-0042
Time: 11:00 AM
Sale to be held at <a href=)**
A022 - Toms, Harold; A023 - Sims, William; A035 - Miner, Madison; A122 - Johnson, Trevon; A230 - baker, imani; A307 ADA - Madera, Shirley; B038 - Sims, Stephanie; B039 - Surenkamp, Stephen; B119 - Black, Marilyn; B206 - Whitney, Dominique; B308 - Quagliata, Francis; C025 - Cagle, Lorin; C117 - Smith, Ryan; D54 - Whitehead, Katrina; D84 - Moralobo, David; E12 - Torres, Oscar; E13 - Carlson, Daniel; E32 - Waldman, Brad; E73 - Desaulniers, Dee; E78 - Brunetti, Janet; F04 - Moralobo, David; G015 - Stefanovich, Jason; G026 - Scales, Elizabeth; G105 - Taylor, Tatiana; G109 - Morehead, Kathleen; G156 - Moore, Haillie; G157 - Hawkins, Lois; G158 - Lucas, Barbara; G192 - Ferguson, Lois
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
**Sale to be held at [.](http://www.storage treasures.com.
1009 - Katz, Richard; 1204 - Riccardi-Sirico, D'Anna; 1330 - Hill, Leonard; 1478 - swords, Andrea; 1520 - Bauer, Polly Ann; 1930 - Carzeri, Jenna; 2018 - Bryan, Amy; 2311 - Arellano, Maria; 2407 - Bryan, Amy
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at <a href=)**
A0003 - sanchez-pizarro, Marisol ; A0005 - Powell, Alexis; A0048 - hansen, David; B0010 - Hill, Jasmyne; B0018 - Angell, Brittany; C1026 - Tillman, Todd; C1028 - Pyros, Emanuel; E1113 - Meyers, William; E1121 - Berrios, Alex; E1133 - Souadih, Adam; E1196 - Blackman, Stephen; E1204 - Durham, Barry; E1206 - Sosa, Heidi; E1230 - sanchez-pizarro, Marisol ; E2203 - Knights, Derrick; E2236 - Houston, Matthew; E2240 - Pena, Teresa; E2242 - Babon, Kaelyne; E2259 - Esters, Walker; E2278 - Helt, Edward; E2289 - brock, Autumn; E2351 - Gerber, Kyle; E2358 - Johnson, Melissa
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
**Sale to be held at [.](http://www.storage treasures.com.
0A150 - Hyatt, Adam; 0A164 - Ross, Britany; 0A193 - Ricketts, Andrea; 0A219 - Tucker, Erica; 0A233 - Fernandez, David; 0A246 - Evans, Andrew; 0B008 - Shackett, Sarah; 0B032 - Alligood, Amy; 0B057 - Lopez, Angel; 0B121 - lozada, Isabella; 0C004 - Mercer, Brent; 0C035 - Innocent, Michelet; 0C123 - Osorio, Raul; 0C133 - Darling, Eric; 0D034 - POWERS, MICHAEL; 0E057 - Badger, Raven James; 0E109 - Gill, Denise; 0E115 - Knox, Tracy; 0E133 - Monahan, Evan; 0E152 - smith, Tammy; 0E183 - Costenbader, Sarah; 0E223 - barsh, Carol; 0E238 - Northrop, Robert; 0E243 - Menech, Nicole
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at <a href=)**
023 - Jenkins, William; 028 - wiggins, Kiana; 042 - Kirkland, Angel; 048 - Willis, Louellen; 071 - Bomhardt, Anne; 075 - Slaughter, Phillip; 097 - wiggins, Kiana; 130 - Gagnon, Cristen; 135 - Jr, Donald Johnson; 138 - Ross, Angel; 140 - Hartnett, Sara; 146 - thomas, Jonathan; 170 - Hernandez, Christina M; 190 - Colon, Jasmen; 231 - Bailey, Carissa; 260 - Hynson, Charles; 268 - Gibson, Elizabeth; 275 - Glaze, Patricia Noury; 298 - Collins, Mary; 304 - Simmons, Yolanda; 312 - Ashby, Tatiyanna; 324 - Jones, Maria Elena Cavallari; 330 - jones, Diedra; 332 - Goins, Zoraida; 350 - Rucker, Jacqueline; 405 - Mothers of Minors Inc Clark, Andrea; 452 - Moorehead, Susan; 476 - Blanch, Antoinette; 485 - Smith, Shawn; 498 - Blair, Christopher; 511 - Brown, Janay
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
**Sale to be held at [.](http://www.storage treasures.com.
1004 - Bacon, Joseph; 1027 - Coy, Mitchell; 1098 - Sarmiento, Jeremiah; 1142 - Osborne, Connie; 1185 - cheverino, Anthony; 1210 - Thrasher, Joshua; 2002 - Decker, Brendan; 2055 - Immel, Rosa; 2128 - pham, Ly; 2129 - Tapfar, Christine T; 2155 - Lucas, Alexia; 2193 - Scheerer, Stephen; 2261 - Smith, Dana; 2265 - Tousignant, Gregory; 3122 - kimball, keith; 3123 - Christian, Gordon; 3248 - Vollen, Debra; 3249 - Vollen, Debra; 3250 - Constant, Nathan; 3267 - Winkelman, Justin; 3299 - Swenton, Chris; 3320 - Santana, Sarah; 3326 - Vollen, Debra; 3327 - Vollen, Debra; 3328 - Vollen, Debra; 3348 - Vick, Mark; RV04 - Hart, Joshua
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:45 PM
Sale to be held at <a href=)**
1034 - Gonzalez, Maritza; 2015 - Fernandez, Nadia; 2115 - Garcia, Russell; 3056 - White, Elna; 3059 - Desaulniers, Dee; 3078 - Dennard, Belinda; 3110 - Lockett, Tim; 3119 - Lockett, Tim; 3171 - Hardy, Rantrellea; 3223 - Parker, Michael; 4037 - Clouse, Susan
PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:30 PM
**Sale to be held at [.](http://www.storage treasures.com.
D018 - Charris, Viclynn; I017 - simon, Jacob; J004 - Torres, Lidia; K007 - Arbuckle, Bart; K009 - Lores, Misty; L008 - Ackerson, Emily; M009 - Ackerson, Emily; M037B - Sanchez, Tonya; P032 - Hesselrode, Charles
PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM
Sale to be held at <a href=)**
0110 - Fields, Michael Anthony; 0114 - Bellville, Joseph; 0320 - Plata, Ariana; 1026 - Roberts, Nakayla; 2037 - Agostino, Stephanie; 2040 - Horn, Marshall; A025 - Mc Rae, Davon; A092 - Austin, Josh; A096 - Carter, Tiffany
PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 02:00 PM
**Sale to be held at [| | |
|---|---|
| FIRST INSERTION | FIRST INSERTION |
| WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ORGANIZATIONAL MEETING | NOTICE
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA
WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1529-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2026-2027 FOR THE CITY OF ZEPHYRHILLS.

ORDINANCE NO. 1530-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2026-2027 FISCAL YEAR. |
| Notice is hereby given that the Board of Supervisors \(“Board”\) of the Wiregrass III Community Development District \(“District”\), located in Pasco County, will hold an Organizational Meeting on September 15, 2026 at 10:00 a.m., or as soon thereafter as the matter may be heard, at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543.
The meeting is being held for the necessary public purpose of considering certain organizational matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.
The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, \(877\) 276-0889, during normal business hours.
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 \(877\) 276-0889 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.
District Manager
September 4, 2026 | The public hearing will be held on September 14, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.
* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.
286.0105
September 4, 202626-02234P |](http://www.storage treasures.com.
0114 - Griffin-Wallace, Natalie; 0204 - Watson, Renee; 0509 - Sterling, Latavia; 0512 - Allen, Chad; 1132 - Gilmore, Katherine; 1511 - Ortiz, Gabriel; 1525 - Poe, James; 1543 - Shook, Maizy; 1547 - Refining Curations LLC Powell, Lasher; 1703 - Poe, James; 1706 - Posada, Fanny; 1809 - Carver, Angela; 2004 - Hart, Rebecca; 2313 - Bammann, Ray; 2324 - scandaliato, joseph
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
September 4, 11, 202626-02214P</p></div><div data-bbox=)**

FIRST INSERTION
New Port Corners Community Development District Notice of FY 2026/2027 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the New Port Corners Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 13, 2026 * November 10, 2026 December 8, 2026* January 12, 2027 February 9, 2027 * March 9, 2027 April 13, 2027 May 11, 2027 June 8, 2027 July 13, 2027 August 10, 2027 September 14, 2027 *	
The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. In accordance with the 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's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District. 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. New Port Corners Community Development District Jayan Cooper District Manager September 4, 202626-02220P	

FIRST INSERTION
SageBrush Community Development District Notice of FY 2026/2027 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the SageBrush Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 13, 2026 * November 10, 2026 December 8, 2026* January 12, 2027 February 9, 2027 * March 9, 2027 April 13, 2027 May 11, 2027 June 8, 2027 July 13, 2027 August 10, 2027 September 14, 2027 *	
The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. In accordance with the 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's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District. 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. SageBrush Community Development District Jayan Cooper District Manager September 4, 202626-02221P	

FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Suncoast Community Development District will hold their regular monthly meetings for Fiscal Year 2026/2027 at the Marriott Springhill Suites, located at 16615 Crosspoint Run, Land O'Lakes, FL 34638.at 7:00 p.m.

October 14, 2026 November 11, 2026 December 9, 2026 January 13, 2027 February 10, 2027 March 10, 2027 April 14, 2027 May 12, 2027 June 9, 2027 July 14, 2027 August 11, 2027 September 8, 2027	
The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting. A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone. Pursuant to 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 before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you 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 the appeal is to be based. Lisa Castoria District Manager September 4, 202626-02225P	

PUBLICS

FIRST INSERTION

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

The Board of Supervisors of the Asturia Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Asturia Clubhouse, 14575 Promenade Pkwy., Odessa, FL 33556 at 6:00 p.m. on the 4th Tuesday of each month unless otherwise indicated as follows:

- October 27, 2026
- November 17, 2026* (3rd Tuesday)
- December 15, 2026* (3rd Tuesday)
- January 26, 2027
- February 23, 2027
- March 23, 2027
- April 27, 2027
- May 25, 2027
- June 22, 2027
- July 27, 2027
- August 24, 2027
- September 28, 2027

Additionally, the Board will hold workshops at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Pkwy., Odessa, FL 33556 at 6:00 p.m. on the 2nd Tuesday of each month unless otherwise indicated as follows:

- October 13, 2026
- November 10, 2026
- December 8, 2026
- January 12, 2027
- February 9, 2027
- March 9, 2027
- April 13, 2027
- May 11, 2027
- June 8, 2027
- July 13, 2027
- August 10, 2027
- September 14, 2027

The meetings and workshops 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.

Brian Young
District Manager
September 4, 202626-02228P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors (“Board”) of the Del Webb Bexley Community Development District (“District”) will hold a regular meeting of the Board on September 16, 2026 at 4:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O’ Lakes, FL 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Lynn Hayes
District Manager
September 4, 202626-02231P

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 4D Transformation located at 17135 Gunlock Rd in the City of Lutz, Pasco, FL 33558-8446 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
Myriam C Vidalon
September 4, 202626-02245P

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 Lighthouse Bid and Trade located at 6650 Northlake Dr. in the City of Zephyrhills, Pasco, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of September, 2026
Blake Hersch
September 4, 202626-02264P

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 Third Eye Alchemy located at 4730 Mile Stretch Drive 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 2nd day of September, 2026
Third Eye Creations, LLC
September 4, 202626-02265P

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 Salty Bottom Inverts located at 6701 Main St. in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of September, 2026
Debbie Roberson
September 4, 202626-02259P

FIRST INSERTION

NOTICE OF AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has granted an exemption pursuant to Rule 62-330.051(10), Florida Administrative Code (F.A.C.) for activities known as Withlacoochee State Connector Trail.

The project is located in Pasco County, Section(s), Township(s), Range(s) as follows: S03,10,15,22,27/T24S/R21E & S34/T23S/R21E

The application for verification of an exemption was received from Pasco County Transportation Engineering Department whose address is 5418 Sunset Road, New Port Richey, FL 34652.

The Exemption No. is 943882.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. 301 North (Fort King Highway), Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106,F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s action in this matter is not available prior to the filing of a request for hearing.

September 4, 202626-02233P

FIRST INSERTION

Mitchell Ranch Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The Mitchell Ranch Community Development District (the “District”) hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on Tuesday, September 2, 2026, at 12:00 p.m. (EST). The Project Manual will be available by emailing the District Manager, Sean Craft at scraft@rizzetta.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, and a form of the Agreement.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria contained within the Project Manual and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the Mitchell Ranch CDD project, with verifiable references on those projects.

All questions relative to this project must be directed in writing to the District Manager, Sean Craft at scraft@rizzetta.com and/or the Field Services Manager, Amiee Brodeen at abrodeen@rizzetta.com. The deadline for submitting questions relative to this project is Friday, September 11, 2026, at 3:00 p.m. (EST).

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal no later than 12:00 p.m. (EST) on Friday, October 2, 2026, at the office of Rizzetta & Company, Inc, located at 3434 Colwell Ave, Suite 200, Tampa, FL 33614 OR by emailing District Manager, Sean Craft at scraft@rizzetta.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Rizzetta office listed above. The District will also offer a virtual option for attendance at the Proposal opening to be provided in the bid package or by request to Sean Craft at scraft@rizzetta.com. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Any protest regarding the terms of the Project Manual, or any component thereof, must be filed in writing with the District Manager within seventy-two (72) hours after the Project Manual is made available and a formal written protest with the District must be made within seven (7) calendar days after the date of timely filing the initial notice of protest. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Mitchell Ranch Community Development District
Sean Craft, District Manager

September 4, 202626-02242P

FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF
ZEPHYRHILLS, FLORIDA RELATED TO VACATION OF AN
UNUSED SECTION OF RIGHT-OF-WAY ADJACENT TO PARCEL
NO. 01-26-21- 0010-11300-0000.

The City of Zephyrhills Planning Commission will hold a Public Hearing for this item on Tuesday, September 15th, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall located at 5335 8th Street, Zephyrhills, Florida 33542. The Commission will consider and make a recommendation on this item to the City Council of the City of Zephyrhills.

Following the Planning Commission’s recommendation, the City Council will hold a Public Hearing on Monday, September 28th, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall, at the same location, to consider this item for adoption.

A copy of the staff report containing the Planning Department’s recommendation is available for public inspection at the Planning Department at City Hall between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk’s Office at (813) 714-6779 ext. 3547, at least 48 hours in advance.

September 4, 202626-02244P

FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF
ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A
CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS
OF THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON
PARCEL NOS. 01-26-21-0010-11300-0000, 12-26-21-002C-00100-
0020, 12-26-21-0000-00900-0000, 12-26-21-0000-00900-0011,
12-26-21-0000-00900-0010; FINDING CONFORMITY WITH THE
COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE;
AND PROVIDING AN EFFECTIVE DATE.

The City of Zephyrhills Planning Commission will hold a Public Hearing for this item on Tuesday, September 15th, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall located at 5335 8th Street, Zephyrhills, Florida 33542. The Commission will consider and make a recommendation on this item to the City Council of the City of Zephyrhills.

Following the Planning Commission’s recommendation, the City Council will hold a Public Hearing on Monday, September 28th, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall, at the same location, to consider this item for adoption.

A copy of the staff report containing the Planning Department’s recommendation is available for public inspection at the Planning Department at City Hall between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk’s Office at (813) 714-6779 ext. 3547, at least 48 hours in advance.

September 4, 202626-02243P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District’s Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 220.34 acres known as Angeline Phase 6H North. The project is located in Pasco County, Section(s) 28,33, Township 25 South, Range 18 East. The permit applicant is Len-Angeline, LLC whose address is 2502 North Rocky Point Drive, Suite 1050 Tampa, FL 33607. The Permit No. is 43044257.071.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s final action in this matter is not available prior to the filing of a request for hearing.

September 4, 202626-02263P

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of J&L Air Conditioning and Heating located at: 3464 Roxboro Road, NE Unit 709 in the city of Atlanta, GA 30326 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 28th day of August 2026.
OWNER:
CM-KELLY, LLC
3464 Roxboro Road, NE Unit 709
Atlanta, GA 30326
September 4, 202626-02223P

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Dymond Heating and Cooling located at: 3464 Roxboro Road, NE Unit 709 in the city of Atlanta, GA 30326 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 26th day of August 2026.
OWNER:
CM-KELLY, LLC
3464 Roxboro Road, NE Unit 709
Atlanta, GA 30326
September 4, 202626-02222P

FIRST INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

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

- Unit N05 - K. Lookabaugh
- Unit S10 - K. Lookabaugh
- Unit J03 - A. Ferrero
- Unit RV37 - R. Bloom
- Unit RV20 - A. Harrison

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE September 19, 2026 AT OR AFTER: 11:00 A.M.
September 4, 11, 202626-02248P

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWS SOURCE FOR THE C-SOUTH

Business
Observer

CHECK OUT YOUR
LEGAL NOTICES

123

Notes

Done

floridapublicnotices.com

--- 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 Ink and Light Photography located at 5450 Bruce B Downs Blvd. #186 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of August, 2026 The Lobo Dojo, LLC September 4, 2026	

FIRST INSERTION	
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 22, 2026, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line September 11, 2026, at 6:00am and ending September 22, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.	

Name	Unit
Stacey Howard	127
Kalliopi Lempidakis	193
September 4, 11, 2026	26-02247P

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 DRYmedic Restoration Services of West Pasco located at 11301 Biddeford Pl 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 27th day of August, 2026 McCord and Sons, LLC September 4, 2026	

FIRST INSERTION	
NOTICE OF ACTION FOR ADOPTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 26-DR-002872-DRAX-ES IN THE MATTER OF THE ADOPTION OF: LANDON DECKER STEINBERG Adoptee. TO: JAMES LEWIS MCFILLEN, JR. Last Known Address: 39235 Tucker Road Zephyrhills, Florida 33542	

YOU ARE NOTIFIED that a Verified Joint Petition for Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any to: CANDICE AND MICHAEL STEINBERG c/o Heather L. Gurley, Esq., 1022 Pennsylvania Avenue, Palm Harbor, Florida 34683 on or before 10/05/2026 after the first publication, and file the original with the Clerk of this Circuit Court at 7530 Little Road, New Port Richey, Florida 34654 before service on the Petitioner or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Currently Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the address on records at the Clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED: August 26, 2026

CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Lauren Wheatley
September 4, 11, 18, 25, 2026

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 Diamond z ranch located at 13214 Blissfield Rd in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of August, 2026 Lynn Zablo September 4, 2026	

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 Baggerworks located at 3315 Maitland Drive 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 31st day of August, 2026 Ultimo Marine LLC September 4, 2026	

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 WINDSOR WOODS REHAB AND HEALTHCARE CENTER located at 13719 DALLAS DR in the City of HUDSON, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of September, 2026 SS Pasco Community HC, LLC September 4, 2026	

September 4, 2026	26-02260P
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FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Matt's Media Group located at 3537 Fortingale Dr in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of September, 2026 Matthew Smith September 4, 2026	

FIRST INSERTION	
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 09/28/2026 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 7MUDAAAG2SV124017 2025 TOYT 15176.89 TEL:813-697-1791 MV#: 813-516-8091 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/	
September 4, 2026	26-02226P

FIRST INSERTION	
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 22, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line September 11, 2026, at 6:00am and ending September 22, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.	

Name	Unit
Adrain Crum	B078
Jan Brian Gies Jr.	C031
Jeffrey S. Hoelzer	D007
Kathleen Rinaldi	F013
Walter R. Thompson	B050
September 4, 11, 2026	26-02246P

FIRST INSERTION	
NOTICE TO CREDITORS RE: ROY A. KINCAID, Deceased TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, established a Living Trust, entitled ROY A. KINCAID LIVING TRUST, dated JULY 2, 2020, died on May 7, 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 September 4, 2026. /s/ Patsy Crosby PATSY CROSBY, Trustee 7710 Gordon Loop Brooksville, FL 34601 September 4, 11, 2026	
September 4, 11, 2026	26-02208P

FIRST INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001392 IN RE: ESTATE OF JOHN JOSEPH KELLY, JR. 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 John Joseph Kelly, Jr., 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 July 19, 2026; that the total value of the estate is \$5,620.50 and that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Lisa M. Kelly	13220 Crest Lake Drive Hudson, FL 34669

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 the clerk.

The date of first publication of this Notice is September 4, 2026.

Person Giving Notice: Lisa M. Kelly 13220 Crest Lake Drive Hudson, FL 34669 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 Sept. 4, 11, 2026	26-02217P
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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. 2025CA000412CAAXWSS SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNARD GRABILL, DECEASED AND KEITH VOGAN, et al. Defendant(s).	
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NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 20, 2026, and entered in 2025CA000412CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNARD GRABILL, DECEASED; KEITH VOGAN; TASHA VOGAN; JAMES ROBERT GRABILL, JR. 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 23, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 177, HOLIDAY HILL UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES(S) 31,

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0565 Division PROBATE IN RE: ESTATE OF LENORE L. RIEDY Deceased.	

The administration of the estate of LENORE L. RIEDY, deceased, whose date of death was February 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 September 4, 2026.

Personal Representative: KATHLEEN ARNOLD 3323 NE 14th St., Lot #B23 Ocala, Florida 34470	
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Attorney for Personal Representative: SAMANTHA SHEALY RAUBA, ESQ. Attorney Florida Bar Number: 59503 P.O. Box 4440 Ocala, FL 34478 Telephone: (352) 789-6520 Fax: (352) 789-6570 E-Mail: Samantha@LawMRM.com Secondary E-Mail: Kathy@LawMRM.com September 4, 11, 2026	26-02257P
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OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 9137 PEGASUS AVE, PORT RICHEY, FL 34668
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his 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 1 day of September, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-225754 - NaP September 4, 11, 2026	26-02252P
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--- ESTATE ---

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-001493 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BRADLEY T. RUPERT, DECEASED, 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:

The West 131.02 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 26 South, Range 18 East, Pasco County, Florida, Less Road Right-Of-Way.
Together With 1998 Admiral Mobile Home VIN # GMHGA1079819195A, GMHGA1079819195B & GMHGA1079819195C.
Property Address: 19619 Dogpatch Lane, Land O Lakes, FL 34638

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 1st day of September, 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 Sept. 4, 11, 2026	26-02240P
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FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512026CP001336CPAXES Division I IN RE: ESTATE OF SANDRA HOUSEFIELD AKA SANDRA S. HOUSEFIELD AKA SANDRA SUE HOUSEFIELD Deceased.	
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The administration of the estate of SANDRA HOUSEFIELD AKA SANDRA S. HOUSEFIELD AKA SANDRA SUE HOUSEFIELD, deceased, whose date of death was June 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026CP000766CPAXES IN RE: Estate of STEPHANIE MARIE BAZZELL, a/k/a STEPHANIE M. BAZZELL, a/k/a STEPHANIE BAZZELL, Deceased.	
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The administration of the estate of STEPHANIE MARIE BAZZELL, a/k/a STEPHANIE M. BAZZELL, a/k/a STEPHANIE BAZZELL, deceased, whose date of death was SEPTEMBER 3, 2025, 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 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 September 4, 2026. Personal Representative: REVELL LEA BLANKENBECKLEY 8739 Brazil Street Zephyrhills, FL 33540 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 Sept. 4, 11, 2026	26-02241P
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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 26-CC-877
SHADOW RUN COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
JOHN A. ZAGGI, JEANETTE P. ZAGGI 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 47, SHADOW RUN, UNIT 2, according to the map or plat thereof as recorded in Plat Book 24 at Page 33, of the Public Records of Pasco County, Florida. With the following street address: 12502 Ferndale Lane, Hudson, Florida, 34669.
at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on October 8, 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.

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.
2026CA000300CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
RIVER DAVIS AND VANESSA FERRAN, et. al.
Defendant(s),
TO: RIVER DAVIS, VANESSA FERRAN, UNKNOWN SPOUSE OF RIVER DAVIS, UNKNOWN SPOUSE OF VANESSA FERRAN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 30, LAKE DOROTHEA GROVE PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, 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 October 5th, 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 September 1, 2026
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com 25-347911
Sept. 4, 11, 2026 26-02237P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
2026CA002088CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TERESA ALLEN A/K/A TERESA ANN ALLEN, et al,
Defendant.
To:TERESA ALLEN A/K/A TERESA ANN ALLEN
12804 VASSAR CT,
HUDSON, FL 34667
UNKNOWN SPOUSE OF TERESA ALLEN A/K/A TERESA ANN ALLEN
12804 VASSAR CT,
HUDSON, FL 34667
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 255, COUNTRY CLUB ESTATES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 85 AND 86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before October 5th, 2026 or 30 days from the first publication,

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
2026CA002083CAAXWS
BANK OF AMERICA N.A.,
Plaintiff, vs.
ANDREA N MULDOON, et al.,
Defendant.
To: ANDREA N MULDOON
5206 GREENWOOD STREET,
NEW PORT RICHEY, FL 34653
UNKNOWN SPOUSE OF ANDREA N MULDOON
5206 GREENWOOD STREET,
NEW PORT RICHEY, FL 34653
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ:
LOT 8, OF TANGLEWOOD TERRACE UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
THE IMPROVEMENTS THEREON BEING KNOWN AS 5206 GREENWOOD STREET, NEW PORT RICHEY, FLORIDA 34653.
has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before October 5, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and seal of said Court on the 27 day of August, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT OF PASCO COUNTY (SEAL) BY: Shakira Ramirez Pagan
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com 26-22943FL
Sept. 4, 11, 2026 26-02211P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001692
TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC.,
Plaintiff, vs.
RENEE E. DOSTER,
Defendant.
Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/27/2026, in Case No.: 2025CA001692 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and RENEE E. DOSTER, et al., is/are the Defendant(s). 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 10/22/2026, the following described property set forth in the Final Judgment of Foreclosure:
Lot 237, of SAN CLEMENTE VILLAGE, according to the Plat thereof, as recorded in Plat Book 12, Pages 23-24, of the Public Records of Pasco County, Florida
Any person claiming an interest in the surplus from the sale, if any, other than 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: September 2, 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
Sept. 4, 11, 2026 26-02261P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026CA000391
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
MARCO AURELIO GAVILANES LARA; 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 29th 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 5, Block 6, of Epperson North Village E-1, according to the Plat thereof as recorded in Plat Book 79, Page 146, of the Public Records of Pasco County, Florida.
Property address: 31627 Barrel Wave Way, 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.
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.
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.
Respectfully submitted, 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
TDP File No. 25-013566-1
Sept. 4, 11, 2026 26-02201P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA001367CAAXES
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
FLEXBALANCE LLC, A FLORIDA LIMITED LIABILITY COMPANY,
et al,
Defendant(s).
To:
EKATERINA ARUSTAMIAN
Last Known Address:
1181 Glen Iris Dr Apt 303
Fayetteville, NC 28314
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
County, Florida:
LOT 14, BLOCK 9, ZEPHYR LAKES SUBDIVISION PHASE 2C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 91 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 7782 SAIL CLOVER LN
ZEPHYRHILLS FL 33540
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 Due on or before October 5, 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 28 day of August, 2026.
Clerk of the Circuit Court (SEAL) By: /s/ Shakira Ramirez Pagan
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna- 25-016954
Sept. 4, 11, 2026 26-02227P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
2025CA003837CAAXWS
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
ERIC VRTIS; VICTORIA VRTIS
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 17th 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 1342, HOLIDAY LAKE ESTATES UNIT SEVENTEEN, According To The Map Or Plat Thereof As Recorded In Plat Book 11, Page 5, Of The Public Records of Pasco County Florida.
Property address: 3238 Fairmount Drive, Holiday, FL 34691
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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.
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.
Respectfully submitted, 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
TDP File No. 24-010243-1
Sept. 4, 11, 2026 26-02200P

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. 2025CA002516CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
XENOS JOHNSON A/K/A XENOS JOHNSON, JR., et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 24, 2026 in Civil Case No. 2025CA002516CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Xenos Johnson a/k/a Xenos Johnson, Jr., et al, are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 13, Block 9 of ASBEL ESTATES PHASE.2, according to the Plat thereof as recorded in Plat Book 58, Page(s) 85 through 94, 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.
By: /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
24-10773FL
Sept. 4, 11, 2026 26-02199P

--- ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026CA000455CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF JONATHAN J. BARNES A/K/A JONATHAN BARNES A/K/A JONATHAN JOSEPH BARNES; THERESA BARNES; GARY BARNES; JONATHAN J. BARNES A/K/A JONATHAN BARNES A/K/A JONATHAN JOSEPH BARNES; UNKNOWN SPOUSE OF JONATHAN J. BARNES A/K/A JONATHAN BARNES A/K/A JONATHAN JOSEPH BARNES; UNKNOWN SPOUSE OF EMILIO A. PEREZ Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the		
Circuit Court for PASCO County shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 28 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 38, UNRECORDED SUNNYDALE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF LOT 8, BLOCK 7, GULF COAST ACRES UNIT # 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 964.15 FEET FOR A POINT OF BEGINNING. CONTINUE THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS EAST A DISTANCE OF 50.00 FEET; RUN THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 78.96 FEET; RUN THENCE SOUTH 89 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 50.00 FEET; AND RUN THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST A		
DISTANCE OF 78.96 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS, EGRESS, AND UTILITY EASEMENT OVER THE SOUTH 15 FEET THEREOF; AND SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THE EAST 3 FEET AND THE WEST 3 FEET THEREOF; AND TOGETHER WITH A NON EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER "SUNNYDALE DRIVE". PROPERTY ADDRESS: 8501 SUNNYDALE DR, HUDSON, FL 34667 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please		
contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 01 day of September 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05388 - Bidder Number: 9180 Sept. 4, 11, 2026 26-02239P		
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-003986 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. JEFFREY H. WESTERVELT, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 8, 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: Commencing at the Northwest corner of the Southwest ¼ of the Northwest ¼ of Section 6, Township 26 South, Range 22 East, Pasco County, Florida, run South 329.34 feet along the West line of said Section 6; thence South 89 degrees 54'47" East 36.9 feet to the Easterly right of way line of Forbes Road for a Point of Beginning; thence North 00 degrees 12'58" East 90.0 feet along the said Easterly right of way line of Forbes Road; thence South 89 degrees 54'47" East 264.52 feet; thence South 00 degrees 12'56" East 90.0 feet; thence North 89 degrees 54'47" West 265.40 feet to the Point of Beginning. Property Address: 6708 Forbes Road, Zephyrhills, FL 33540 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.		
FIRST INSERTION		
dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 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 1 day of September, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-366518 - NaP September 4, 11, 2026 26-02253P		
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA001390CAAXES NAVY FEDERAL CREDIT UNION, Plaintiff, vs. HANNAH FIGUCIA-GRIFFITH A/K/A HANNAH M FIGUCIA-GRIFFITH, et al., Defendant. To: HANNAH FIGUCIA-GRIFFITH A/K/A HANNAH M FIGUCIA-GRIFFITH 3449 RED ROCK DRIVE, LAND O LAKES, FL 34639 ANDREW FIGUCIA-GRIFFITH 3449 RED ROCK DRIVE, LAND O LAKES, FL 34639 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 3, BLOCK 4, STAGECOACH VILLAGE PARCEL 8 PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 116-118, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before October 5, 2026 or 30 days from the first publication,		
otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 27 day of August, 2026. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) BY: Shakira Ramirez Pagan Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 26-19874FL Sept. 4, 11, 2026 26-02213P		
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2026CA000224CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JIMMY FRANK WILLIAMS, II AND JOANNA RENEE WILLIAMS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 07, 2026, and entered in 2026CA000224CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JIMMY FRANK WILLIAMS, II; JOANNA RENEE WILLIAMS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC.; AVALON PARK WEST RESIDENTIAL OWNERS' 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 23, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 68, AVALON PARK WEST-NORTH PHASES 2, 4, 5, 6 & 7, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 90, PAGES 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 33074 TULIP PETAL LANE, WESLEY CHA-		
PEL, 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 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 1 day of September, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-375511 - NaP September 4, 11, 2026 26-02254P		
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO. 2025-CC-005124 DEERE & COMP ANY, a Delaware corporation, Plaintiff, v. EPIC RC LLC, a Florida Limited Liability Company, and ALYNA PHROMSOPHA, individually, Defendants. TO: ALYNA PHROMSOPHA Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to replevy the following property in Pasco County, Florida: One 2021 John Deere 317G Compact Track Loader, Product ID. 1T0317GJPMJ410618. Property address: 7704 Congress Street, New Port Richey, Florida 34668 and for damages has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days of first publication to such action to Caroline J. Calavan, attorney with the law firm of Quarles & Brady LLP, Plaintiffs attorney, whose address is 101 E. Kennedy Blvd, Suite 3400, Tampa, Florida 33602, caroline.calavan@quarles.com, and file the original with the clerk of this court either before service on the plaintiffs		
attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in Plaintiff's Complaint.. Due on or before October 5th, 2026. If you are a person with a disability who needs any accommodation 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: 8/27/2026 NIKKI AL V AREZ-SOWLES, ESQ. Pasco County Clerk of Court & Comptroller By: Shakira Ramirez Pagan Deputy Clerk		
FIRST INSERTION		
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2026CA001819CAAXES PLANET HOME LENDING, LLC, Plaintiff, v. TERESA DE LA TRINIDAD GUEVARA MARRON, et al., Defendants. TO: TERESA DE LA TRINIDAD GUEVARA MARRON Last Known Address: 5703 Hollingworth Trail, Wesley Chapel, FL 33545 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Pasco County, Florida: LOT 2, BLOCK 24, AVALON PARK WEST-NORTH PHASES LAAND IB, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 84, PAGES 96 THROUGH 109 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon. Property Address: 5703 Hollingworth Trail, Wesley Chapel, FL 33545 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 no later than 30 days from 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein. Due on or before October 5th, 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. WITNESS my hand and seal of this Court at Pasco, Florida, on this 1st day of September, 2026 PASCO CLERK OF COURT-EAST PASCO COUNTY CLERK OF COURT By: Haley Joyner Deputy Clerk HOWARD LAW, Plaintiff's attorney, 902 Clint Moore Road, Suite 220, Boca Raton, FL 3348 Sept. 4, 11, 2026 26-02235P		

SECOND 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

SECOND 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

SECOND 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.
Ingleisle, 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

SECOND 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: bethprinzw@gmail.com
Secondary E - Mail :
sprakerandprinzedward@gmail.com
Aug. 28; Sept. 4, 2026 26-02166P

SECOND 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

SECOND 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

SECOND 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@sarahvossllaw.com
celeste@sarahvossllaw.com
Aug. 28; Sept. 4, 2026 26-02184P

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.
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

SECOND 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 provi-

sion 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 ---

SECOND 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, 202626-02179P

SECOND 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@exlegal.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, 202626-02144P

SECOND 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-W S Copperspring Community Association, Inc., a Florida not-for-profit corporation, Plaintiff, vs. William Kyle Brooks, Tarryn Blake Russey, Secretary of Housing and Urban Development and any unknown occupants in Possession, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as: Lot 1, in Block 11, of COPPER-SPRING 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 Baysshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 Aug. 28; Sept. 4, 202626-02157P

SECOND 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, 202626-02192P

SECOND 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, 202626-02196P

SECOND 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, 202626-02162P

SECOND 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 CABRE-RA, 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: ftrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A. Becker, Esq. FBN: 1031460 File No: 3843.000316 Aug. 28; Sept. 4, 202626-02145P

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. 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, 202626-02170P

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA002938CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, 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, 202626-02197P

ACTIONS / SALES

SECOND INSERTION	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. 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	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

SECOND INSERTION	SECOND 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

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 CER-
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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	ney, 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

SECOND INSERTION	SECOND 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 SOUTH-WEST 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 BLACK-BEARD 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

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TAIN 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

SECOND INSERTION	SECOND 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

SECOND INSERTION	SECOND 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; 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 Harrington; Jason Harrington; 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 Harrington; Unknown Spouse of Jason Harrington; 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) 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 FCO1 SUT Aug. 28; Sept. 4, 2026 26-02181P

--- TAX DEEDS ---

THIRD INSERTION
Notice of Application for Tax Deed 2026XX000011TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000129TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000135TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000136TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000118TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000128TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2206039 Year of Issuance: 06/01/2023 Description of Property: 28-24-16-0200-00000-0020 CORAL COVE SUBDIVISION UNIT 1 PB 6 PG 107 LOT 2 Name(s) in which assessed: LEEANN LAMBERT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02093P

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000112TDAXXX 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 ISAIISA ANDINO FUNES All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02084P

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000113TDAXXX NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2206533 Year of Issuance: 06/01/2023 Description of Property: 03-25-16-051E-00000-1850 BEACON WOODS VLG 3-B PB 11 PGS 41 & 42 LOT 185 OR 5170 PG 276 Name(s) in which assessed: ELLEN MELIA CHARLOTTE PASSIGLI All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02085P

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000117TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000150TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000132TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000137TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000126TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000133TDAXXX 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 47'58"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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000127TDAXXX 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 RAMONAS 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000116TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000149TDAXXX 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

THIRD INSERTION
Notice of Application for Tax Deed 2026XX0000145TDAXXX 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