
PUBLICS

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that Fiscal Year 2026-2027, regular meetings of the Board of Supervisors of The Verandahs Community Development District are scheduled to be held at 6:30 p.m at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 on the following dates:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a time, date and location approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001 at least two business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you 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.

The Verandahs Community Development District
Sean Craft, District Manager
September 11, 202626-02283P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statues, notice is hereby given that the Fiscal Year 2026-2027, regular meetings of the Board of Supervisors of Wiregrass Community Development District are scheduled to be held at 11:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 on the following dates:

- October 23, 2026
- November 20, 2026
- December 18, 2026
- January 22, 2027
- February 26, 2027
- March 26, 2027
- April 23, 2027
- May 28, 2027
- June 25, 2027
- July 23, 2027
- August 27, 2027
- September 24, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Copies of the agendas for the meetings listed above may be obtained from Rizzetta and Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001, at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, 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.

Wiregrass Community Development District
Sean Craft
District Manager
September 11, 202626-02286P

FIRST INSERTION

Notice of Meetings

Fiscal Year 2026/2027

Meadow Pointe III Community Development District

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 Meadow Pointe III Community Development District shall be held at 6:30 p.m. at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543. The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Rizzetta & Company, Inc., District Management
September 11, 202626-02313P

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES

NORTHDRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

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 Northridge Community Development District shall be held at 11:00 a.m. at the SpringHill Suites located at 16615 Crosspointe Run Land O' Lakes, FL 34638. The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 at (813) 873-7300 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. 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 Office at (813) 873-7300 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 Manager's Office.

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

Inframark
District Management
September 11, 202626-02280P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waters Edge Community Development District will hold their regular monthly meetings for Fiscal Year 2026/2027 at the Waters Edge Clubhouse, located at 9019 Creedmore Lane, New Port Richey, FL 34654 at 3:30 p.m., (*with the exception of the months June and August to be held at 5:00 p.m. and November, December & March Budget Workshop to be held at 2:30 p.m.) on the dates as follows:

- October 22, 2026
- November 19, 2026 - 2:30 p.m.
- December 17, 2026 - 2:30 p.m.
- January 28, 2027
- February 25, 2027
- March 18, 2027 - 2:30 p.m.
- March 25, 2027
- April 22, 2027
- May 27, 2027
- June 24, 2027 - 5:00 p.m.
- July 22, 2027
- August 26, 2027 - 5:00 p.m.
- September 23, 2027

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 994-1001, or by visiting the District's website: <https://www.watersedgecdd.org/>

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Lisa Castoria
District Manager
September 11, 202626-02285P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

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 Wiregrass II Community Development District are scheduled to be held at 11:30 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 on the following dates:

- October 23, 2026
- November 20, 2026
- December 18, 2026
- January 22, 2027
- February 26, 2027
- March 26, 2027
- April 23, 2027
- May 28, 2027
- June 25, 2027
- July 23, 2027
- August 27, 2027
- September 24, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, who can aid you in contacting the District Office.

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

Wiregrass Community II Development District
Sean Craft
District Manager
September 11, 202626-02287P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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 Talavera Community Development District are scheduled to be held at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610 on the following dates:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings 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 meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, 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.

Talavera Community Development District
Sean Craft
District Manager
September 11, 202626-02282P

FIRST INSERTION

Notice of Fiscal Year 2027 Meetings

Abbott Square

Community Development District

The Board of Supervisors of the Abbott Square Community Development District will hold their meetings for Fiscal Year 2027 at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541, on the second Monday of every month at 5:30 p.m. except as noted below:

- October 12, 2026
- November 9, 2026
- December 14, 2026
- January 11, 2027
- February 8, 2027
- March 8, 2027
- April 12, 2027
- May 10, 2027 (Budget Approval)
- June 14, 2027
- July 12, 2027
- August 16, 2027 (Budget Adoption (Third Monday)
- September 13, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Kristee Cole
District Manager
September 11, 202626-02305P

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE

FISCAL YEAR 2026-2027

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026-2027 to be held at the Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes FL, 34636 at 1:30 p.m. on the following dates:

- October 7, 2026
- November 4, 2026
- December 2, 2026
- January 6, 2027
- February 3, 2027
- March 3, 2027,
- April 7, 2027 (Budget Workshop)
- May 5, 2027 (Proposed Budget Approval)
- *July 7, 2027
- *June 2, 2027
- August 4, 2027, 6:00 p.m. (Budget Public Hearing)
- September 1, 2027

* = Meetings may be subject to change location/time depending on meeting facility availability.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Lee Graffius
District Manager
September 11, 202626-02306P

PUBLICS

FIRST INSERTION
Notice of Fiscal Year 2027 Meetings Lake Bernadette Community Development District

The Board of Supervisors of the Lake Bernadette Community Development District will hold their meetings for Fiscal Year 2027 at 6:00 p.m. in the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida, 33541 on the fourth Tuesday unless otherwise indicated below:

- October 27, 2026
- December 1, 2026 (First Tuesday)
- January 26, 2027
- February 23, 2027
- March 30, 2027
- April 27, 2027
- May 25, 2027 (Budget Approval)
- June 22, 2027
- July 27, 2027
- August 24, 2027 (Budget Adoption)
- September 28, 2027

Meetings may be continued to a date, time, and location to be specified on the record at the meetings without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone. Any interested person can attend the meetings at the above location and be fully informed of the discussions taking place. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least two days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 in made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez
District Manager
September 11, 2026

26-02307P

FIRST INSERTION
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“Board”) of the Wesbridge Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, at 5:30 p.m., unless otherwise indicated, on the following dates:

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice 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 by contacting the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph. (813) 994-1001 (“District Manager’s Office”), or may be obtained on the District’s website at https://www.wesbridgecdd.org/.

There may be occasions when one or more Board Supervisors or District 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 Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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 11, 2026

26-02315P

FIRST INSERTION
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 10/05/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: JERRY’S AUTO BODY SOLUTIONS CORP 1XP5DB9XX5D820381 2005 PTBR 4558.79 TEL: 813-697-17 MV#: MV111556 LOCATION: 3645 NEW RIVER ROAD WESLEY CHAPEL, FL 33543 / 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 11, 2026
26-02296P

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 Legaci Group LLC intends to register the fictitious name “Ember & Oak” located at 625 E. Twiggs Street Suite 110-A PMB 70252, in the City of Tampa, Pasco, FL 33545 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 Bernard Reid September 11, 2026
26-02274P

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 09/25/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 SHAS travel trailer bearing Vehicle Identification Number 1TS3B2361CIS03781, and all personal items located inside the travel trailer. Last Tenant: Christopher Don Maynard. Sale to be held at: Settler’s Rest RV Resort, 37549 Chancey Road, Zephyrhills, Florida 33541, Telephone: 813-782-2003. September 11, 18, 2026
26-02323W

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 MatchLyn located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pasco, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September, 2026 MesserGroup LLC September 11, 2026
26-02288P

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV18237_V-12

FIRST INSERTION
WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ORGANIZATIONAL MEETING

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 22, 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 11, 2026

26-02309P

FIRST INSERTION
Notice of Meetings Fiscal Year 2026/2027 Meadow Pointe IV Community Development District

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 Meadow Pointe IV Community Development District shall be held at 9 am* at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 (*the November, January, May, and August meetings will be held at 5 pm). The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District’s website at https://www.meadowpointe4cdd.org/ or by contacting the District Manager via email at DarrylA@Rizzetta.com, 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Rizzetta & Company, Inc., District Management
September 11, 2026

26-02314P

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 BLISSFULL Cleaning located at 27251 Wesley Chapel Blvd Suite 1077 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 6th day of September, 2026 BLISSFULL SERVICES, LLC September 11, 2026
26-02303P

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 CTMO Construction located at 9233 Irontdale Lane 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 7th day of September, 2026 Chad Alves September 11, 2026
26-02304P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pet Urgent Care located at 27027 FL-56, in the County of Pasco, City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tallahassee, Florida, this 1st day of September, 2026. ZBS Seven Oaks, LLC September 10, 2026
26-02273P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512026CP001283CPAXWS Division J IN RE: ESTATE OF SALOMEA MONTROY AKA SALOMEA T. MONTROY AKA SALOMEA TERESA MONTROY AKA SALOMEA THERESA MONTROY Deceased.
The administration of the estate of SALOMEA MONTROY AKA SALOMEA T. MONTROY AKA SALOMEA TERESA MONTROY AKA SALOMEA THERESA MONTROY, deceased, whose date of death was June 17, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 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

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

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

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (the “District Manager’s Office”).

Jordan Lansford, District Manager
Magnolia Island Community Development District
September 11, 2026

26-02308P

FIRST INSERTION
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“Board”) of the Lakeside Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669, unless otherwise indicated, on the following dates:

- October 7, 2026 *
- November 4, 2026 *
- December 2, 2026
- January 6, 2027 *
- February 3, 2027 *
- March 3, 2027
- April7, 2027
- May 5, 2027 *
- June 2, 2027
- July 7, 2027
- August 4, 2027 *
- September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice 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 by contacting the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph. (813) 994-1001 (“District Manager’s Office”), or may be obtained on the District’s website at https://www.lakesidecdd.org/.

There may be occasions when one or more Board Supervisors or District 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 Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) I 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 11, 2026

26-02312P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JD Haul & Dispatch located at 4648 Wessex Way, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes, Florida, this 04 day of September, 2026. JACK DOWEL MOTORSPORTS LLC September 11, 2026
26-02294P

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 IronClad located at 38439 5th Ave # 1002 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 4th day of September, 2026 Southern Diagnostics & Fabrication L.L.C. September 11, 2026
26-02302P

FIRST INSERTION

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 11, 2026.

Personal Representative:
JANICE RUSH
2683 Augusta Drive North
Clearwater, Florida 33761
Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN
& ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen.leone@gmail.com
September 11, 18, 2026

26-02320P

ACTIONS / SALES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP001335CPAXWS
IN RE: ESTATE OF
PENNEY G. CLACK,
Deceased.

The administration of the estate of PENNEY CLACK, deceased, whose date of death was September 14, 2025, 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. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2026.

Personal Representative:
/s/
EUGENE CHISLER
1501 Picardy Cir.
Clearwater, FL 33755
Attorney for Personal Representative:
/s/ Daniel C. Parri
DANIEL C. PARRI, ESQUIRE
Attorney for Ancillary Personal Rep.
Florida Bar No.: 036325
1217 Ponce de Leon Blvd.
Clearwater, FL 33756
Telephone: (727) 586-4224
Fax: (727) 585-4452
E-Mail: dan@parrilaw.com
Secondary E-Mail: jill@parrilaw.com
September 11, 18, 2026 26-02293P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:
512025CA000525CAAXWS
BERNARD J. CAULFIELD, Trustee
of the MCKINLEY KOCH FAMILY
IRREVOCABLE TRUST,
Plaintiff, v.
ALLAN R. STONE, JIPSON
A. ACOSTA VILLATORO, the
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LEINORS, AND CREDITORS
OF ALLAN R. STONE, and the
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES.
LIENORS, AND CREDITORS OF
JIPSON A. ACOSTA VILLATORO,
Defendants,
To: Allen R. Stone and Jipson A. Acosta, their unknown Heirs, Devises, Grantees, Assignees, Lienors and Creditors
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to Quiet Title, Cancel Fraudulent Deeds, and Remove False Documents from the Public Records concerning the following real property in Pasco County, Florida has been filed against you:

Lot 136, CYPRESS LAKES UNIT I, according to the Plat thereof as recorded in Plat Book 27, Pages 130-136, Public Records of Pasco County, Florida. a/k/a - 4609 Dumont Street, New Port Richey, Florida 34653
Parcel ID: 14-26-16-0100-00000-1360
You are required to serve a copy of your written defenses, if any, upon: Matthew G. DeBoard
529 N. Fern Creek Avenue
Orlando, FL 32803, and file the original with the Clerk of the Circuit Court for Pasco County, Florida, on or before 10/12/2026, otherwise a default will be entered against you for the relief demanded in the Complaint. Robert D. Sumner Judicial Center 38053 Live Oak Avenue
New Port Richey, Florida 33523
Dated September 1, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Julian Garcia
Sept. 11, 18, 25; Oct. 2, 2026
26-02268P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000217
SILVERADO RANCH NORTH
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
NADIA MARIA GARDNER, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/1/2026, in Case No.: 2026CA000217 of the Circuit Court in and for Pasco County, Florida, wherein SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and NADIA MARIA GARDNER, 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 10/20/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 33, Block 6, SILVERADO RANCH SUBDIVISION PHASES 6,8 & 9A, according to the plat as recorded in Plat Book 75, Pages 75 through 80, of the Public Records of PASCO County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 3, 2026
By: */s/* Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
September 11, 18, 2026 26-02291P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT, IN AND FOR
PASCO, FLORIDA.
CASE No. 2026CA001918CAAXWS
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF LORRAINE R.
LOGAGLIO AKA LORRAINE
LOGAGLIO, DECEASED, et al.,
Defendants
TO:
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VITO LOGAGLIO AKA VITO EDWARD LOGAGLIO, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOLORES BRIDGER, DE-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP001326CPAXES
IN RE: ESTATE OF
WILFREDE OLIVERA,
Deceased.

The administration of the estate of WILFREDE OLIVERA, Deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 11, 2026.

EVELYN OLIVERA SILVA,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
September 11, 18, 2026 26-02319P

FIRST INSERTION

CEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ARLENE ARNDT, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
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8922 WINDSONG

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000988CPAXWS IN RE: PATRICIA M. FISHER Deceased.

The administration of the estate of PATRICIA M. FISHER, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 11, 2026.

Personal Representative:
JENNIFER AMENDOLIA
16177 Medrick Road
Brooksville, Florida 34614
Attorney for Personal Representative:
Jacqueline R, Bowden Gold, Esq.
Attorney
Florida Bar Number: 109399
GOLD LEGACY LAW PLLC
6625 Miami Lakes Drive, Suite 379
Miami Lakes, FL 33014
Telephone: (305) 556-5209
Fax: (305) 395-4824
E-Mail: j@goldlegacylaw.com
Secondary E-Mail:
info@goldlegacylaw.com
September 11, 18, 2026 26-02310P

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. 2026CA001257CAAXESS
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
GUY ARTHUR REED MARTIN
JR., et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2026, and entered in 2026CA001257CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and GUY ARTHUR REED MARTIN JR. A/K/A GUY MARTIN JR.; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY 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 28, 2026, the following described property as set forth in said Final Judgment, to wit::

THE NORTH 104.00 FEET OF BLOCK 32, LYING WEST OF THE A.C.L.R.R. RIGHT-OF-WAY, ROSS ADDITION TO DADE CITY, FLORIDA, SECTION 27, TOWNSHIP 24 SOUTH, RANGE 21 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 3, PAGE 451, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RAILROAD RIGHT OF WAY.
AND
BLOCK 13, LYING WEST OF OLD RAILROAD RIGHT-OF-WAY, ROSS ADDITION TO DADE CITY, FLORIDA, SECTION 27, TOWNSHIP 24 SOUTH, RANGE 21 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 3,

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA002276CAAXWS MIDFIRST BANK Plaintiff, v. SABRINA C GORTON; CHRISTOPHER L GORTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 2, 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 105, BRIAR PATCH VILLAGE OF SEVEN SPRINGS, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 47 THROUGH 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 2537 EVERSHOT DR, NEW PORT RICHEY, FL 34655-4807

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on October 06, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 8 day of September 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010576
September 11, 18, 2026 26-02311P

PAGE 451, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RAILROAD RIGHT OF WAY.
Property Address: 14430 10TH STREET, DADE CITY, FL 33523
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 8 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
26-404253 - NaP
September 11, 18, 2026 26-02316P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
Case No.
2023CA003726CAAXES
LINCOLN CAPITAL
MANAGEMENT, LLC, a Texas
limited liability company,
Plaintiff, v.
ROBIN G. GORIS, RIMOUN
GORIS, ROBIN G. GORIS as the
Executrix of the Estate of
ROBERT C. OWENS, Deceased,
CRISSCROSS CENTER CO., a
Florida corporation, BRICK BY
BRICK BUILDS, INC., a Florida
corporation, SUNTRUST BANK,
a Florida corporation, BEXLEY
COMMERCIAL ASSOCIATION,
INC., a Florida corporation,
COLWILL ENGINEERING
TECHNOLOGIES, INC., a Florida
corporation, BANDES
CONSTRUCTION COMPANY,
INC., a Florida corporation, and
UNKNOWN TENANT 1,
UNKNOWN TENANT 2, and
UNKNOWN TENANT 3, as
unknown tenants, in possession of
the subject property; and all
unknown parties claiming by and
through under or against the named
defendants, whether said unknown
parties claim as heirs, devisees,
grantees, assignees, lienors,
creditors, trustees, or in any
other capacity or against the named
defendants.
Defendants.

NOTICE IS GIVEN that pursuant to the Amended Final Judgment of Foreclosure and for Related Relief, entered in this action on June 8, 2026, and the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale, entered in this action on August 31, 2026, Nikki Alvarez-Sowles, the Clerk of this Court, will sell to the highest and best bidder or bidders for cash online at "www.pasco.realforeclose.com", at 11:00 A.M. on Thursday, December 17, 2026, the following described property:

Legal Description
Lot A-5B, BEXLEY SOUTH LOT A OFFICE PARK, according to the map or plat thereof, as recorded in Plat Book 85, Pages 1-8 of the Public Records of Pasco County, Florida.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.:
2026CA001569CAAXES
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
KAREN M. MOLONEY, et al.,
Defendants.
TO:
UNKNOWN TRUSTEES OF THE
MARK P. MOLONEY AND KAREN
M. MOLONEY LIVING TRUST DATED AUGUST 25 2020
4458 ORTONA LN, WESLEY CHAPEL, FL 33543

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

LOT 20, BLOCK 51, OF ESTANCIA PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE(S) 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before October 13th, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:
2026CA000981
MIDFIRST BANK,
Plaintiff, vs.
MERCEDES REDDICK; et al.,
Defendant(s)
TO: Mercedes Reddick
Last Known Residence: 12538
Chenwood Ave Hudson, FL 34669
TO: Unknown Spouse of Mercedes Reddick
Last Known Residence: 12538
Chenwood Ave Hudson, FL 34669
TO: Unknown Tenant #1
Last Known Residence: 12538
Chenwood Ave Hudson, FL 34669

AND
A portion of Lot A--5A, BEXLEY SOUTH LOT A OFFICE PARK, according to the map or plat thereof, as recorded in Plat Book 85, Pages 1-8 of the Public Records of Pasco County, Florida, lying within Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of said Lot A--5A; thence S.00°30'00"W., along the East boundary thereof, a distance of 415.05 feet to the North right-of-way line of Early Riser Avenue and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: 1) Westerly 8.17 feet along the arc of a curve to the right, said curve having a radius of 561.00 feet, a central angle of 00°50'03", and a chord bearing and distance of N.71°26'35"W., 8.17 feet to a point of reverse curvature; 2) Westerly 64.07 feet along the arc of a curve to the left, said curve having a radius of 639.00 feet, a central angle of 05°44'43", and a chord bearing and distance of N.73°53'55"W., 64.05 feet; thence N.00°00'00"E., a distance of 395.30 feet to the North boundary of said Lot A-5A; thence S.89°30'00"E. along said North boundary, a distance of 72.90 feet to the POINT OF BEGINNING.

Street Address: 16703 Early Riser Ave., Land 'O Lakes, FL 34638
Parcel Identification Nos.: 30-26-18-0140-00000-0A5B and 30-26-18-0140-00000-0A5C.

All equipment, goods, machinery, furniture, fixtures and other tangible property of every nature and description whatsoever, now owned or hereafter acquired by the Corporate Obligors, including all appurtenances and additions thereto, and substitutions thereof and replacement thereof, wheresoever located, including all tools, parts and accessories used in connection therewith.

All of the Corporate Obligors' fixtures and appurtenances thereto, whether

--- ACTIONS / SALES ---

FIRST INSERTION

now existing or hereafter acquired, and such other goods, chattels, fixtures, equipment and personal property affixed or in any manner attached to the real estate and/or building(s) or structure(s), including all attachments, additions and accessions thereto, and replacements thereof, and articles in substitution therefore, howsoever attached or affixed (together with all tools, parts and equipment now or hereafter added to or used in connection with the foregoing), located on the real Property more particularly described herein.

All accounts now owned or existing as well as any and all that may hereafter arise or be acquired by the Corporate Obligors, and all the proceeds and products thereof, including without limitation, all notes, drafts, acceptances, instruments and chattel paper arising therefrom, and all returned or repossessed goods arising from or relating to any which accounts, or other proceeds of any sale or other disposition of inventory.

All of the Corporate Obligors' inventory, including all merchandise, raw materials, goods in process, finished goods and other tangible personal property, wheresoever located, now owned or hereafter acquired and held for sale or lease or furnished or to be furnished under contracts for service or used or consumed in Corporate Obligors' business, and all additions and accessions thereto, and all leases and contracts with respect thereto, and all documents of title evidencing or representing any part thereof, and all products and proceeds thereof, whether in the possession of the Corporate Obligors, warehouseman, bailee, or any other person.

All general intangibles and other personal property now owned or hereafter acquired by the Corporate Obligors other than goods, accounts, chattel paper, documents and instruments.

All of the Corporate Obligors' interest in and under chattel paper, lease agreements and other instruments or documents, whether now existing or owned by the Corporate Obligors or hereafter arising or acquired by the Corporate Obligors, evidencing both a debt and security interest in or lease of specific goods.

A pledge and assignment of and security interest in all of the Corporate Obligors' Instruments now owned or existing as well as hereafter acquired or arising instruments and documents.

The term "Personal Property" as used in the Amended Final Judgment shall mean and include, all of the foregoing, as well as any accessions, additions and attachments thereto, replacements or substitutions thereto, and the proceeds and products thereof (including proceeds of proceeds), including without limitation, all cash, general intangibles, accounts, inventory, equipment, fixtures, farm products, notes, drafts, acceptances, securities, instruments, chattel paper, insurance proceeds payable because of loss or damage, or other property, benefits or rights arising therefrom, and in and to all returned or repossessed goods arising from or relating to any of the property described herein or other proceeds of any sale or other disposition of such Personal Property.

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

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) 847-8135 (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.
SHUMAKER, LOOP & KENDRICK, LLP
/s/ Jay B. Verona
Jay B. Verona, Esq.
Florida Bar No. 352616
jverona@shumaker.com
mhartz@shumaker.com
Mary B. Catala, Esq.
mcatala@shumaker.com
lhowe@shumaker.com
Fla. Bar No. 1026238
101 E. Kennedy Blvd.,
Suite 2800
Tampa, Florida 33602
Phone (813) 229-7600
Fax (813) 229-1660
Counsel for Plaintiff
September 11, 18, 2026 26-02297P

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.
2025CA004033CAAXWS
SUN WEST MORTGAGE
COMPANY INC.,
Plaintiff, vs.
JARAD LEE HAMMOND A/K/A
J. HAMMOND, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2025CA004033CAAX-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SUN WEST MORTGAGE COMPANY INC. is Plaintiff and Jarad Lee Hammond a/k/a J. Hammond, 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 29th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 1964, BEACON WOODS, VILLAGE 11-C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 42, 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
25-13991FL
September 11, 18, 2026 26-02301P

FIRST INSERTION

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

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

not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on September 3, 2026.
As Clerk of the Court
(SEAL) By: Shakira Ramirez Pagan
As Deputy Clerk 2026-CA-981 WS
ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1485-615B
Ref# 19875
September 11, 18, 2026 26-02289P

ACTIONS / SALES

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2025CA003692CAAXWS DIVISION: J3 Truist Bank Plaintiff, -vs- Kimberly Welch as personal representative of the Estate of Kirk W. Hoffer; Kimberly Welch; McKenzie Hom; Elijah LNU (last name unknown), a minor; Unknown guardian of Elijah LNU (last name unknown), a minor; Unknown Spouse of Kimberly Welch; Unknown Spouse of McKenzie Hom; State of Florida Department of Revenue; Clerk of the Circuit Court for Pasco County, Florida Defendant(s). TO: Unknown Guardian of Elijah LNU (last name unknown), a minor: Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: TRACT 45, OF THE UNRECORDED PLAT OF OAKWOOD ACRES, OTHERWISE KNOWN AND DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA: THE NORTH 25 FEET THEREOF BEING SUBJECT TO AN	EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY AND/OR UTILITIES. TOGETHER WITH 1995 BROOKLYN TRAILER DOUBLE WIDE MOBILE HOME ID#2G610735HA AND 2G610735HB LOCATED THEREON. WHICH HOME, BY INTENTION OF THE PARTIES AND UPON RETIREMENT OF THE CERTIFICATE OF TITLE SHALL CONSTITUTE A PART OF THE REALTY AND SHALL PASS WITH IT more commonly known as 10612 Shady Drive, Hudson, FL 34669. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before October 13th, 2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs 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. WITNESS my hand and seal of this Court on the September 9, 2026. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: Haley Joyner Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-334457 FC01 SUT September 11, 18, 2026 26-02317P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA000564 ROCKET MORTGAGE, LLC, Plaintiff, VS. BRIAN WEBSTER A/K/A BRIAN J. WEBSTER; et al., Defendant(s). TO: Brian Webster a/k/a Brian J. Webster Last Known Residence: 10400 Hilltop Dr New Port Richey, FL 34654 TO: Unknown Spouse of Brian Webster a/k/a Brian J. Webster Last Known Residence: 10400 Hilltop Dr New Port Richey, FL 34654 TO: Unknown Tenant #1 Last Known Residence: 10400 Hilltop Dr New Port Richey, FL 34654 TO: Unknown Tenant #2 Last Known Residence: <10400 Hilltop Dr New Port Richey, FL 34654 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: A PORTION OF TRACT 38, GOLDEN ACRES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF SAID TRACT 38; THENCE GO S 17 DEGREES 37' 57" W, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 38, 208.00 FEET; THENCE N 85 DEGREES 26' 13" W, 454.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HILLTOP DRIVE, AS NOW ESTABLISHED; THENCE GO ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY 167.59 FEET ALONG THE ARC OF A 1088.58 FOOT RADIUS CURVE CONCAVED TO THE LEFT, HAVING A CHORD	THAT BEARS N 5 DEGREES 23' 00.5" E 167.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT 38; THENCE S 89 DEGREES 28' 30" E. ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 38, 500.00 FEET TO THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before October 13th, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on September 2nd, 2026. As Clerk of the Court By: Haley Joyner As Deputy Clerk 26-CA-564-WS ALDRIDGE PITE, LLP, Plaintiff's attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1271-025B Ref# 22467 September 11, 18, 2026 26-02266P

FIRST INSERTION	
NOTICE OF ACTION IN THE 6th JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2026CA002592CAAXES 21ST MORTGAGE CORPORATION, Plaintiff, vs. JOSEPH ALAN MAYNARD; UNKNOWN SPOUSE OF JOSEPH ALAN MAYNARD; ALISSON C MAYNARD; UNKNOWN SPOUSE OF ALISSON C MAYNARD; and UNKNOWN TENANT Defendant. TO: JOSEPH ALAN MAYNARD, UNKNOWN SPOUSE OF JOSEPH ALAN MAYNARD, ALISSON C MAYNARD, and UNKNOWN SPOUSE OF ALISSON C MAYNARD last known address, 12635 Price Ln, Spring Hill, FL 34610 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: Legal: THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 18 EAST, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 18 EAST, RUN SOUTH 0 DEGREES 50'40" WEST, 25.36 FEET ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 5, THENCE NORTH 88 DEGREES 44'20" WEST 991.70 FEET, THENCE NORTH 0 DEGREES 46'50" EAST, 575.0 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE NORTH 88 DEGREES 44'20" WEST, 330.12 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, THENCE NORTH 0 DEGREES 55'00" EAST, 200.0 FEET ALONG THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, THENCE SOUTH 88 DEGREES 44'20" EAST, 330.58 FEET, THENCE SOUTH 0 DEGREES 46'50" WEST,	200.0 FEET TO THE POINT OF BEGINNING. SUBJECT, HOWEVER TO AN EASEMENT OVER AND ACROSS THE EAST 25 FEET THEREOF AND THE NORTH 25 FEET OF THE EAST 130.58 FEET THEREOF FOR UTILITIES AND INGRESS AND EGRESS. AKA LOT 229 UNRECORDED KENT SUBDIVISION TOGETHER WITH A 2025 TOWN HOMES 28X76 MODEL MANUFACTURED HOME, BEARING VIN NOS.: FLTHLCT2885L4793A AND FLTHLCT2885L4793B has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE OCTOBER 13, 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. 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 ON SEPTEMBER 9 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan September 11, 18, 2026 26-02321P

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2026CA001661CAAXWS DIVISION: J2 JPMorgan Chase Bank, National Association Plaintiff, -vs- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Deborah Givens a/k/a Deborah Ann Givens f/k/a Deborah Ann Clark f/k/a Deborah Ann Cannon, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Michael Robert Clark a/k/a Michael R. Clark a/k/a Michael Clark; Erin Marie Grimes a/k/a Erin Grimes a/k/a Erin Marie Clark; Kevin Ryan Clark; Unknown Spouse of Michael Robert Clark a/k/a Michael R. Clark a/k/a Michael Clark; Unknown Spouse of Erin Marie Grimes a/k/a Erin Grimes a/k/a Erin Marie Clark; Unknown Spouse of Kevin Ryan Clark; Service Finance Company, LLC; Good Leap, LLC; Clerk of Circuit Court of Pasco County, Florida; Unknown Person in Possession of the Subject Property Defendant(s). TO: Erin Marie Grimes a/k/a Erin Grimes a/k/a Erin Marie Clark: 6122 Maplewood Drive, New Port Richey, FL 34653 and Unknown Spouse of Erin Marie Grimes a/k/a Erin Grimes a/k/a Erin Marie Clark: 6122 Maplewood Drive, New Port Richey, FL 34653 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.	YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: LOT 6, 7 AND 8, BLOCK G, MOON LAKE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 72 AND 73, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. more commonly known as 12850 Pensacola Avenue, New Port Richey, FL 34654. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before October 13th, 2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs 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. WITNESS my hand and seal of this Court on the September 9, 2026. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) Deputy Clerk: Haley Joyner LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 26-335360 FC01 CHE September 11, 18, 2026 26-02318P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2026CA002645CAAXWS MALCOLM SLIVE, TRUSTEE OF THE MALCOLM SLIVE REVOCABLE TRUST DATED NOVEMBER 28, 2022 A/K/A MALCOM SLIVE, TRUSTEE OF THE MALCOM SLIVE REVOCABLE TRUST DATED NOVEMBER 28, 2022, Plaintiff, vs. DES HOLDING GROUP, LLC A/K/A DES HOLDINGS GROUP, LLC, a Florida Limited Liability Company; MIKE FASANO, IN HIS CAPACITY AS TAX COLLECTOR FOR PASCO COUNTY, FLORIDA, and ANY AND ALL UNKNOWN OCCUPANT(S) IN POSSESSION, Defendants. TO: DES HOLDING GROUP, LLC A/K/A DES HOLDINGS GROUP, LLC C/O REGISTERED AGENT, SAMUEL E. SCHMIDT 2535 LIBERT PARK DRIVE #4103 CAPE CORAL, FL 33909 YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage on the following real property in PASCO County, Florida: Apartment No. 126A, Building E, TOWNE SQUARE VILLAS "A", a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the plat thereof, recorded in Condominium Plat Book 13, Pages 12 through 16, and as described in the Declarations of Condominium, it's attachments and amendments thereto, recorded in O.R. Book 747, Page 713 and O.R. Book 828, Page 86, all of the Public Records of Pasco County, Florida.	Commonly Known As: 6310 Providence Circle, Unit 3, New Port Richey, Florida 34652 Parcel Identification: 05-26-16-0540-00E00-126A and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before 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 thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE OCTOBER 13, 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. 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 this September 9, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan (727) 847-8176 7530 Little Road, New Port Richey, FL 34656 September 11, 18, 2026 26-02322P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA001498CAAXES NEWREZ LLC, Plaintiff, vs. MICHAEL E. ANDERSON; UNKNOWN SPOUSE OF MICHAEL E. ANDERSON; WINDERMERE ESTATES AT WIREGRASS RANCH TOWNHOME ASSOCIATION, INC., UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: MICHAEL E. ANDERSON (Current Residence Unknown) (Last Known Address(es)) 29854 SOUTHWELL LANE WESLEY CHAPEL, FL 33543 2173 HIGHLAND AVENUE SOUTH, APT. H-206 BIRMINGHAM, AL 35205 3730 E NEW YORK ST, APT 1728 AURORA, IL 60504 3508 JACKSON STREET, APT. 1-E BELLWOOD, IL 60104 UNKNOWN SPOUSE OF MICHAEL E. ANDERSON (Current Residence Unknown) (Last Known Address(es)) 29854 SOUTHWELL LANE WESLEY CHAPEL, FL 33543 2173 HIGHLAND AVENUE SOUTH, APT. H-206 BIRMINGHAM, AL 35205 3730 E NEW YORK ST, APT 1728 AURORA, IL 60504 3508 JACKSON STREET, APT. 1-E BELLWOOD, IL 60104 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 29854 SOUTHWELL LANE WESLEY CHAPEL, FL 33543 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 29854 SOUTHWELL LANE WESLEY CHAPEL, FL 33543 YOU ARE NOTIFIED that an ac-	tion for Foreclosure of Mortgage on the following described property: LOT 160, OF WINDERMERE ESTATES AT WIREGRASS RANCH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 65, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A: 29854 SOUTHWELL LANE, WESLEY CHAPEL, FL 33543. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 10/12/26, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court this 1 day of September, 2026. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court and/or Comptroller /s/ Julien Garcia Signature Julien Garcia Print Name if Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 26-52991 September 11, 18, 2026 26-02269P

Q&A

What is a public notice?

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

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

IV18237_V34

--- 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.:
2026CA000708CAAXES
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
DINA LANGLOIS; UNKNOWN
SPOUSE OF DINA LANGLOIS;
ELIJAH LANGLOIS; THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
GOODLEAP, LLC; UNKNOWN
TENANT #1 AND UNKNOWN
TENANT #2,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to the Uniform Final Judgment of
Foreclosure entered on the 20th day
of August 2026, in Case No.: 2026CA-

000708CAAXES, of the Circuit Court
of the 6TH Judicial Circuit in and
for Pasco County, Florida, wherein
LAKEVIEW LOAN SERVICING, LLC,
is the Plaintiff and DINA LANGLOIS;
UNKNOWN SPOUSE OF DINA LAN-
GLOIS; ELIJAH LANGLOIS; THE
SECRETARY OF HOUSING AND UR-
BAN DEVELOPMENT; GOODLEAP,
LLC; UNKNOWN TENANT #1 AND
UNKNOWN TENANT #2, are the De-
fendants. Nikki Alvarez-Sowles Clerk
of this Court shall sell to the highest
and best bidder for cash electronically
at www.pasco.realforeclose.com, the
Clerk's website for on-line auctions at,
11:00 AM on the 6th day of October
2026, the following described property
as set forth in said Final Judgment, to
wit:
LOT 295, ANGUS VALLEY,
UNIT 2, AN UNRECORDED
SUBDIVISION, BEING A

TRACT OF LAND LYING IN
SECTION 2, TOWNSHIP 26
SOUTH, RANGE 19 EAST,
PASCO COUNTY, FLORIDA,
MORE PARTICULARLY DE-
SCRIBED AS FOLLOWS:
A BEGIN AT THE SOUTHWEST
CORNER OF STATED SEC-
TION 2, THENCE NORTH 00
DEGREES 30 MINUTES 00
SECONDS EAST, A DISTANCE
OF 570.34 FEET, THENCE
NORTH 89 DEGREES 49 MIN-
UTES 48 SECONDS EAST, A
DISTANCE OF 475.02 FEET;
THENCE NORTH 00 DE-
GREES 30 MINUTES 00 SEC-
ONDS EAST, A DISTANCE OF
100.00 FEET FOR A POINT
OF BEGINNING; THENCE
NORTH 00 DEGREES 30
MINUTES 00 SECONDS
EAST, A DISTANCE OF 100.00

FEET; THENCE NORTH 89
DEGREES 49 MINUTES 48
SECONDS EAST, A DISTANCE
OF 185.02 FEET; THENCE
SOUTH 00 DEGREES 30 MIN-
UTES 00 SECONDS WEST, A
DISTANCE OF 100.00 FEET;
THENCE SOUTH 89 DE-
GREES 49 MINUTES 48 SEC-
ONDS WEST, A DISTANCE OF
185.02 FEET TO THE POINT
OF BEGINNING.
TOGETHER WITH A 1985
CAST MOBILE HOME IDEN-
TIFICATION #ZZFL007A
AND #ZZFL007B, TITLE
#134231965 AND #134232074,
REFERENCE POINT
#12766827 AND #12766828.
Property Address: 6117 WOODS-
MAN DR, WESLEY CHAPEL,
FL 33544
ANY PERSON CLAIMING AN

INTEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF THE
DATE OF THE LIS PENDENS MUST
FILE A CLAIM WITH THE CLERK
BEFORE THE CLERK REPORTS
THE SURPLUS AS UNCLAIMED.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you to the pro-
vision 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 accom-
modate for this service. Persons with

disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding disabled transportation
services.
Dated this 2nd day of September
2026.
By: /s/ Orlando DeLuca
Orlando DeLuca, Esq.
Bar Number: 719501
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
service@delucalawgroup.com
25-06874-1
September 11, 18, 2026 26-02270P

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No.512026CP001185CPAXWS
IN RE: ESTATE OF
GEORGE RANDOLPH STEPHEN
Deceased.
The administration of the estate of
George Randolph Stephen, deceased,
whose date of death was May 18th,
2026, is pending in the Circuit Court
for Volusia County, Florida, Probate
Division, the address of which is
7530 Little Road, New Port Richey, FL
34654. The names and addresses of the
proposed personal representative and
the proposed 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 de-

mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 4, 2026.
Personal Representative:
Ryan Stephen
141 Bird Hollow, Austin, Texas 78737
Attorney for Personal Representative:
/s/ John R. Nelson
John R. Nelson, Esq.
Attorney for
Proposed Personal Representative
Florida Bar No. 1002522
The Law Office of John R. Nelson, PA
318 Palmetto Street
New Smyrna Beach, Florida 32168
Telephone: 386-256-8537
E-mail addresses:
john.nelson@lawofficejrnm.com
September 4, 11, 2026 26-02251P

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
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, ACCORD-
ING 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 Pub-
lication of this Notice) and file the origi-
nal with the clerk of this court either

before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.
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

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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.storagetreasures.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.storagetreasures.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 www.storagetreasures.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 www.storagetreasures.com.
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 www.storagetreasures.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 www.storagetreasures.com.
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 - Moralofo, David; E12 - Torres, Oscar; E14 - Carlson, Daniel; E32 - Waldman, Brad; E73 - Desaulniers, Dee; E78 - Brunetti, Janet; F04 - Moralofo, 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 www.storagetreasures.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 www.storagetreasures.com.
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 www.storagetreasures.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 www.storagetreasures.com.
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 - 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 www.storagetreasures.com.
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 www.storagetreasures.com.
D018 - Charris, Vidlynn; 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 www.storagetreasures.com.
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 www.storagetreasures.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, Lasheri; 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, 2026 26-02214P

PUBLISH
YOUR
LEGAL NOTICE

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

or email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-OUTS

Business
Observer

LY20875_V8

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

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 26-CC-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.	

SECOND 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. 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 origi-	

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

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 1st day of September, 2026.

NIKKI ALVAREZ SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Sept. 4, 11, 2026 26-02238P

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

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

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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 property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. DATED: 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	

SECOND INSERTION	
Notice of Public Sale United of Pasco Self Storage, U-Stor Ridge Rd and U-Stor Zephyrhills Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on September 21, 2026, at the times and locations listed below. Units contain general household goods and furniture unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.	
UNITED OF PASCO SELF STORAGE Start: September 21, 2026 10:30 AM EST End: September 28, 2026 3:00 PM EST Location: 11214 US Hwy 19 North, Port Richey, FL 34668 Bidding: All bidding will take place online at bid13.com B193 David Justice B435 Milton Cordoba B39 Leticia Flores B414 Antonio Pinos B417 Zuly Rondon A829 Barbara Sutton	
U-STOR RIDGE RD Start: September 21, 2026 10:30 AM EST End: September 28, 2026 3:00 PM EST Location: 7215 Ridge Rd., Port Richey, FL 34668 Bidding: All bidding will take place online at bid13.com E42 Estate of Mark Asbury C214 Estate of Angela Jones B39 Lucille Maier	
U-STOR ZEPHYRHILLS Start: September 21, 2026 10:30 AM EST End: September 28, 2026 3:00 PM EST Location: 36654 Pure Water Way, Zephyrhills, FL 33541 Bidding: All bidding will take place online at bid13.com B35 Estate of Mark Moore D5 Cheryl Altman A24 Judi Barra I1 Shawn Fredrick Cannon E4 Joann Lachance B9 Tina Lord G51 Terri Plant H2 Diane Shelton J10 Diane Shelton I8 Robert Tester	
September 4, 11, 2026	26-02258P

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

SECOND 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

SECOND 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,	
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 2nd day of September, 2026. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) BY: Haley Joyner 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 26-22486FL Sept. 4, 11, 2026 26-02262P	

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. 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 ---

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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			
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. 2026CA000577CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ABIGAIL LYNN KANARIS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 20, 2026, and entered in 2026CA000577CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ABIGAIL LYNN KANARIS; FLORIDA HOUSING FINANCE CORPORATION; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF NEW PORT RICHEY, FLORIDA 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: LOTS 13 AND 14, BLOCK 85, A REVISED PLAT OF THE TOWN OF NEW PORT RICHEY, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6100 MAIN ST, NEW PORT RICHEY, FL 34653 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 25-366518 - NaP September 4, 11, 2026 26-02253P			
SECOND 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			
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. 2026CA000539CAAXES PLANET HOME LENDING, LLC, Plaintiff, vs. ELIOBADIS NIEVES NIEVES AND DANIA MARIE AVILES RUIZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 07, 2026, and entered in 2026CA000539CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and ELIOBADIS NIEVES NIEVES; DANIA MARIE AVILES RUIZ; SUMMERSTONE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 22, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 24, ASHBERRY VILLAGE PHASE 2B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 86, PAGES 10, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 34395 SORREL MINT DR, WESLEY CHAPEL, FL 33543 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-			
dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 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 25-381470 - NaP September 4, 11, 2026 26-02255P			
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. 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			
SECOND 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			
Caroline J. Calavan Florida Bar No. 1049016 QUARLES & BRADY LLP 101 E. Kennedy Boulevard, Suite 3400 Tampa, FL 33602 (813) 387-0300 Telephone caroline.calavan@quarles.com Counsel for Plaintiff Sept. 4, 11, 2026 26-02210P			
SECOND 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			

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

SECOND 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 a 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

SECOND 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: LONDON 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 26-02212P

SECOND 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 26-02208P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000144TDAXXX

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

Certificate #: 2201717
Year of Issuance: 06/01/2023
Description of Property:
12-26-21-0040-00600-0060
ZEPHYR HEIGHTS 1ST ADDN
PB 8 PG 21 LOT 6 BLOCK 6 OR
8992 PG 3606

Name(s) in which assessed:
BRITTNEY L COLEY
NICHOLAS PAYTON
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02102P

SECOND INSERTION

NOTICE OF 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000137TDAXXX

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

Certificate #: 2202390
Year of Issuance: 06/01/2023
Description of Property:
34-25-20-0040-00500-0020
WATERGRASS PARCEL "A" PB
57 PG 073 BLOCK 5 LOT 2

Name(s) in which assessed:
31522 SPOONFLOWER CIRCLE
LAND TRUST UNDER TRUST
AGREEMENT DATED
OCTOBER 6TH, 2022
TECHNOLOGY
DEVELOPMENT
CONSULTANTS LLC TRUSTEE

31522 SPOONFLOWER CIRCLE
LAND TRUST
HIXSON LAW GROUP PLLC
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02100P

THIRD INSERTION

NOTICE OF ACTION BY PUBLICATION

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

CASE NO: 2026CA001730CAAXWS
BEACON WOODS CIVIC ASSOCIATION, INC.,

Plaintiff, v.
MELINDA HOWARD, UNKNOWN SPOUSE OF MELINDA HOWARD, JOSEPH HOWARD, UNKNOWN SPOUSE OF JOSEPH HOWARD, PRINCELLA IBRAHIM, UNKNOWN SPOUSE OF PRINCELLA IBRAHIM, AND UNKNOWN TENANTS, Defendants.

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

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

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

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

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

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

SECOND INSERTION

Affordable Secure Storage Hudson Public 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, 2026 26-02248P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000139TDAXXX

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

Certificate #: 2206361
Year of Issuance: 06/01/2023

Description of Property:
01-25-16-0110-00000-3470
PARKWOOD ACRES UNIT 3
UNREC PLAT TRACT 347 COM
NE COR OF SEC TH N89DEG17'
10"W 600.00 FT TH S00DEG51'
07"W 2425.00 FT TO POB CONT
S00DEG51' 07"W 100.00 FT TH
N89DEG17' 10"W 200.00 FT
TH N00DEG51' 07"E 100.00 FT
TH S89DEG17' 10"E 200.00 FT
TO POB LESS THE EAST 15 FT
THEREOF FOR UTILITY EASEMENT

Name(s) in which assessed:
HEATHER M KILGORE
LORIE STEARNS

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02101P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000131TDAXXX

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2220559
Year of Issuance: 06/01/2023

Description of Property:
22-25-18-0010-00000-0651
LAND O LAKES SUB PB 4 PG 59
POR OF LOTS 65 & 66 DESC AS
COM AT NE COR OF SAID LOT
65 ALSO BEING A POINT ON
WLY R/W OF US 41 TH ALG WLY
R/W S22DEG14'53"E 100.00 FT
FOR POB TH S 21DEG37'19"E
295.63 FT TH DEPARTING WLY
R/W S45DEG09'15"W 57.79 FT
TO NORTH R/W RIDGE RD
TH CV RIGHT RAD 11359.00 FT
CHD BRG N89DEG46'11"W
228.70 FT TH DEPARTING
NORTH R/W LINE RIDGE RD
N10DEG19'31"W 237.78 FT TH
N68DEG20'40"E 218.80 FT TO
POB & LESS LAND O LAKES
SUB PB 4 PG 59 POR OF LOTS 65
& 66 DESC AS COM AT NE COR
LOT 65 TH S21DEG37'19"E 100
FT TO POB TH S21DEG37'19"E
295.63 FT TH S45DEG09'15"W
8.71 FT TH N21DEG37'19"W
299.06 FT TH N68DEG20'40"E 8
FT TO POB

Name(s) in which assessed:
MILT LLC
MILTON ROBSON
REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02095P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000148TDAXXX

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

Certificate #: 2202775
Year of Issuance: 06/01/2023

Description of Property:
01-26-19-0010-00000-0121
QUAIL HOLLOW ESTATES UNREC PLAT PORTION OF TRACT 12 DESC AS COM AT NE COR OF SEC 1 TH S00DEG54'09"W 2521.85 FT ALG EAST BDY FOR POB TH S00DEG54' 09"W 126.74 FT TH N88DEG 59' 31"W 373.95 FT TH N01DEG00' 29'E 126.74 FT TH S88DEG 59' 31"E 373.72 FT TO POB AKA PCL B & COM AT NE COR OF SEC 1 TH S00DEG 54'9"W 2395.12 FT ALG EAST BDY OF SEC FOR POB TH S00DEG 54'9"W 126.73 FT TH N88DEG 59'31"W 373.72 FT TH N01DEG 00'29"E 126.73 FT TH S88DEG 59' 31"E 373.49 FT TO POB AKA PCL A & PORTION OF TRACT 11 DESC AS COM AT NE COR OF SEC TH S00DEG 54' 09"W 2648.59 FT FOR POB TH CONT S00DEG 54'9"W 126.56 FT TH N88DEG 59' 31"W 374.16 FT TH N01DEG 00'29"E 126.56 FT TH S88DEG 59' 31"E 373.95 FT TO POB; SUBJECT TO INGRESS & EGRESS OVER THE WLY 30 FT THEREOF & TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AS PER OR 3738 PG 665 & LESS POR DESC IN MB 3 PG 149

Name(s) in which assessed:
JERRY JOSEPH ZELEZNOCK JR
TERESA ANN ZELEZNOCK

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02105P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000110TDAXXX

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2206356
Year of Issuance: 06/01/2023
Description of Property:
01-25-16-0100-00000-2680
PARKWOOD ACRES UNIT 2
UNREC TRACT 268 DESC AS
COM AT NE COR OF SE 1/4 OF
SEC 1 TH N89DG 02' 55"W ALG
N LN OF SE1/4 25.00 FT TH
S00DG 51' 07"W 925.00 FT FOR
POB TH CONT S00DG 51' 07"W
100.00 FT TH N89DG 02' 55"W
175.00 FT TH N00DG 51' 07'E
100.00 FT TH S89DG 02' 55'E
175.00 FT TO POB OR 3596 PG
431

Name(s) in which assessed:
ESTATE OF RICHARD
SEPULVEDA DECEASED
RICHARD SEPULVEDA

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02082P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000147TDAXXX

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

Certificate #: 2202572
Year of Issuance: 06/01/2023

Description of Property:
24-26-20-0010-00000-6000
WILLIAMS NEW RIVER ACRES
NO 5 UNREC PLAT TRACT
600 COM AT NW COR SEC TH
N89DEG 56'47" E ALG N BDY
SEC 2118.83 FT TH S00DEG
06'25"W 341 FT FOR POB TH
N89DEG 56' 47'E 153 FT TH
S00DEG 06'25"W 310 FT TH
S89DEG 56'47"W 153 153 FT TH
N00DEG 06'25"E 310 FT TO POB

Name(s) in which assessed:

TODD A HARPER

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02104P

SECOND INSERTION

NOTICE OF 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000119TDAXXX

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

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

Name(s) in which assessed:
ARNELL STONE
JON E SCHRADER
JAKAYIA HAMBRICK
WANDA L SCHRADER
WANDA L SCHRADER AS
GUARDIAN

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on September 24, 2026 at 10:00 am.

August 03, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 21, 28; Sept. 4, 11, 2026 26-02090P

123 OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

1720890_V3



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

1710177

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION
Notice of Application for Tax Deed 2026XX0000114TDAXXX
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC 2023, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2202476 Year of Issuance: 06/01/2023 Description of Property: 13-26-20-0110-00000-5690 WILLIAMS NEW RIVER ACRES UNIT 5 UNREC PLAT TRACT 569 DESC AS COM AT SW COR OF SEC 13 TH N89DEG 5647"E ALG SOUTH BDY OF SEC 13 2954.83 FT FOR POB TH N00DEG 14'25"E 415.0 FT TH N89DEG 5647"E 200.0 FT TH S00DEG 14'25"W 415.0 FT TH S89DEG 5647"W 200.0 FT TO POB OR 8866 PG 314 Name(s) in which assessed: CLIFFORD ARNOLD GROSCURTH CLIFFORD GROSCURTH ESTATE OF CLIFFORD GROSCURTH DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 24, 2026 at 10:00 am. August 03, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 21, 28; Sept. 4, 11, 2026 26-02086P

FOURTH 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

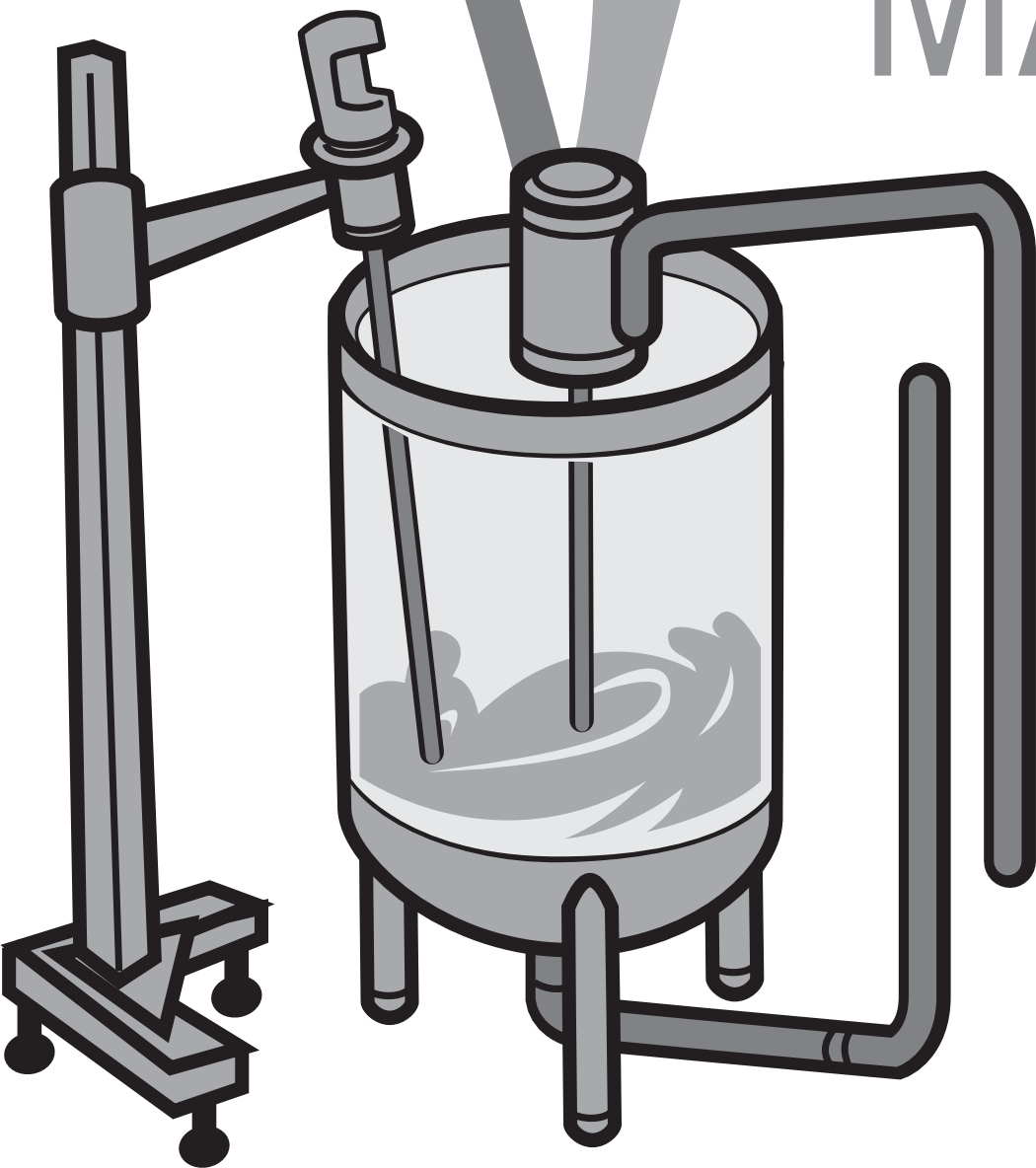
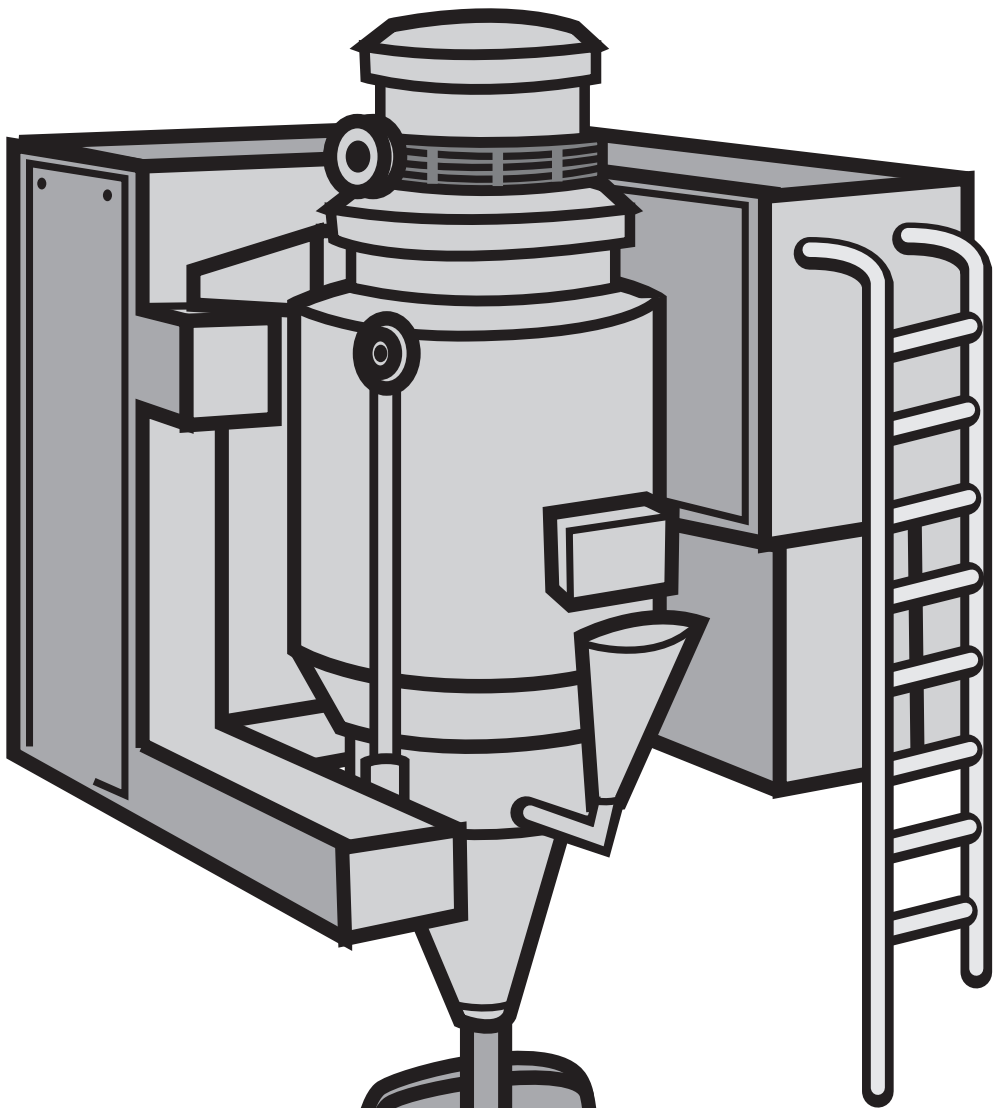
FOURTH INSERTION
Notice of Application for Tax Deed 2026XX0000133TDAXXX
NOTICE IS HEREBY GIVEN, That FNA DZ LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names 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

FOURTH 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

FOURTH 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

FOURTH 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 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

FOURTH 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 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



A special printing of
a classic story illustrating
the importance of
protecting capitalism.

TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

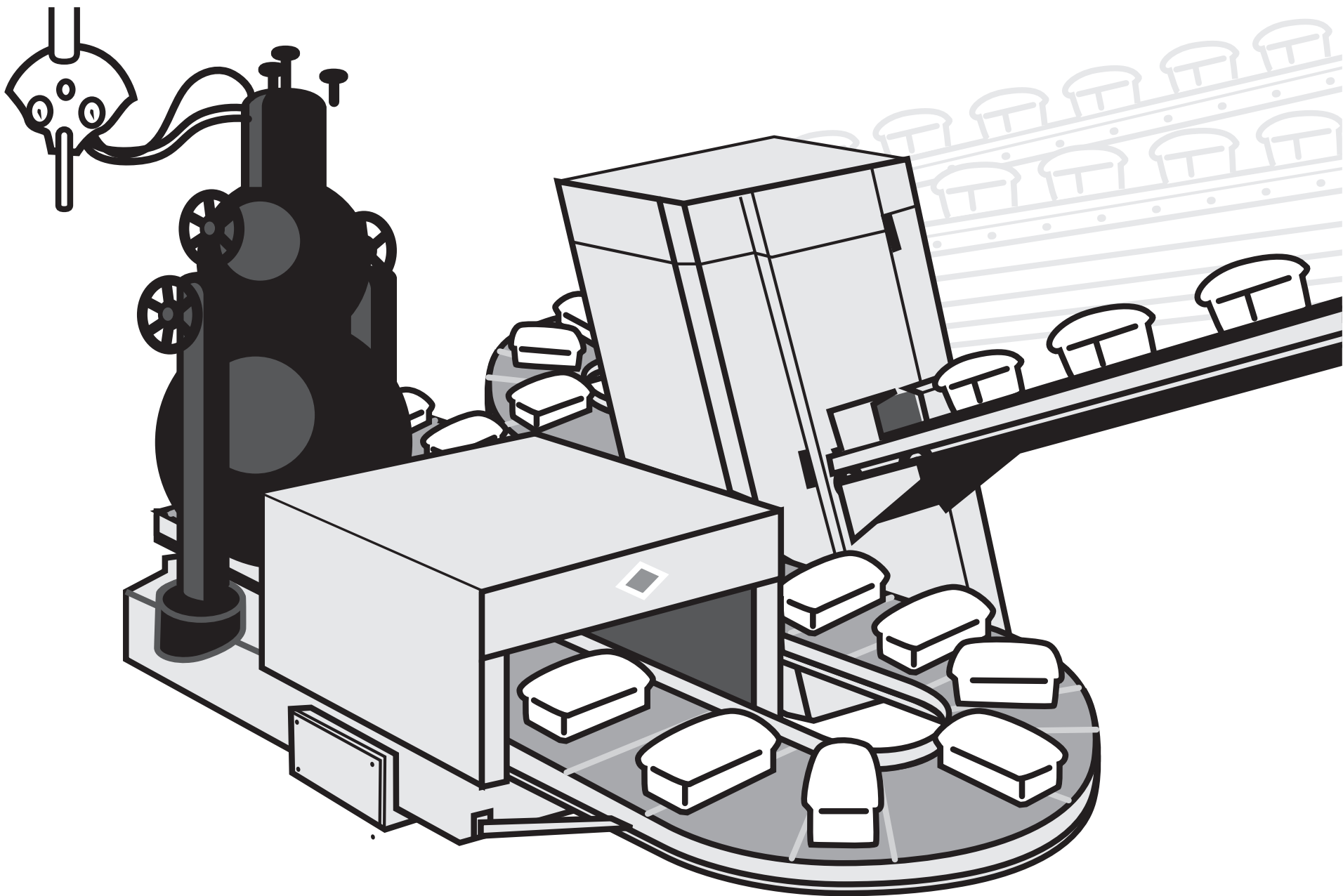
By R.W. Grant

Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
“He was a villain,” some will say.
“No! A hero!” others declare.
Or was he both? Well, I despair;
The fight will last ‘til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it’s up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he’d conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!



Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the
Russians,
For Capitalist bread in such array

Threw the whole red block into black dis-
may!
Nonetheless, the world soon found
That bread was plentiful the world
around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?'

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
"I'm rich and they are fed!"

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is!'"
So people cried out, "Give us light!
We can't tell what's wrong from right!"

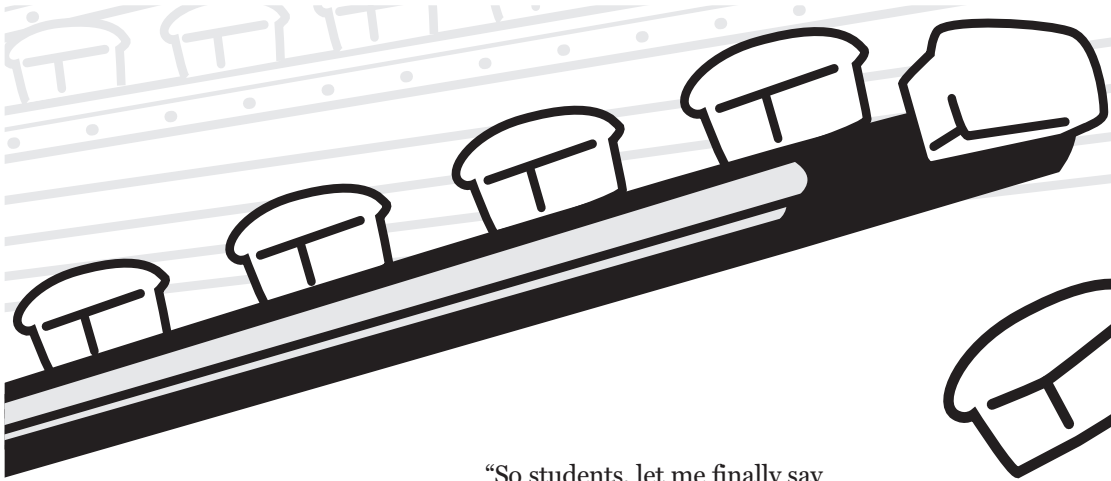
To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.





“Since reason tells us that it can’t,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,”
At last the chairman said,
“We must meet our obligation
To see that they are fed!”

And so it went, one by one,
Denouncing private greed;
Denouncing those who’d profit thus
From other people’s need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation’s foremost Pundit
Who now rose to summarize:

“My friends,” he said, (they all
exhaled)
“We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!

“Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!”

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith’s bread-and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

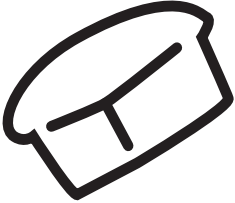
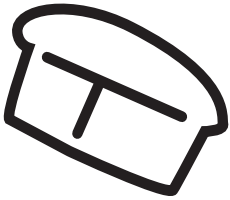
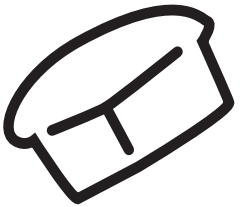
“That early birds should get the worm
Is clearly quite unfair.
Wouldn’t it much nicer be
If all of them would share?
But selfishness and private greed

Seem part of nature’s plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I’m sure you’ve heard the term
before
Is Business, Laissez-Faire!

“So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government-and force.
So, if we have to bring Smith do
As indeed we should,
I’m sure you will agree with me,
It’s for the Greater Good!”

Comments in the nation’s press
Now scorned Smith and his plunder:
“What right had he to get so rich
On other people’s hunger?”
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
“Forgive me if I stumble,
But I don’t think, I kid you not,
That Smith is very humble!”
Growing bolder, he leaped up,



(Silencing the cheers)
“Humility!” he cried to all—
And then collapsed in tears!

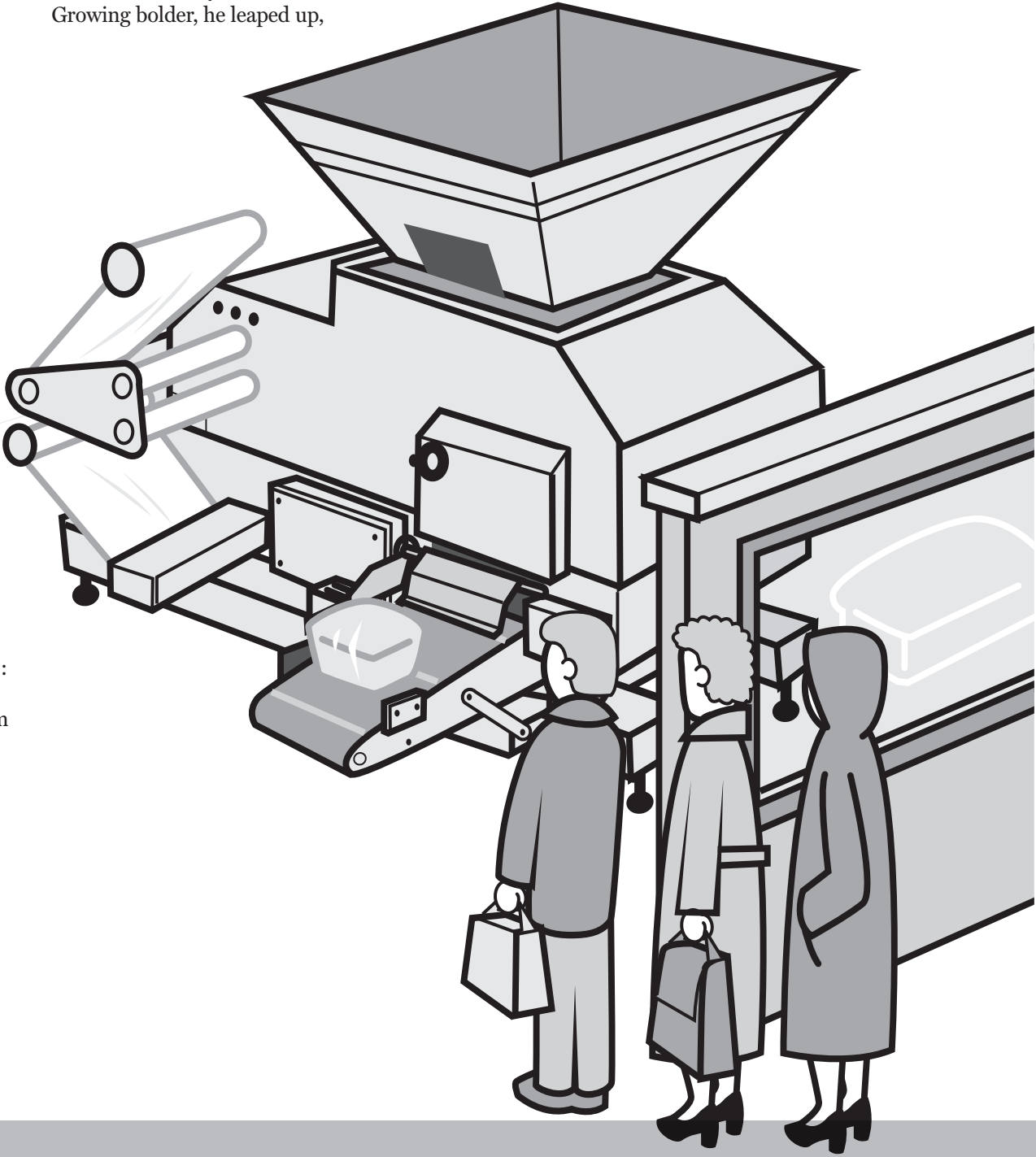
The clamor rises all about;
Now hear the politician shout:
“What’s Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I’ll protect your right to need!”

Then Tom found to his dismay
That certain businessmen would say,
“The people now should realize
It’s time to cut Smith down to size,
For he’s betrayed his public trust
(And taken all that bread from us!)”

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
“It’s obvious that he’s guilty
—Of what we’re not aware—
Though actually and factually
We’re sure there’s something there!”

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The “bread trust” it was called.

“Smith has too much crust,”
they said. “A deplorable condition
That Robber Barons profit thus
From cutthroat competition!”



WELL!
This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and “Trust.
So, hat in hand, he went to them.
They’d surely been misled;
No rule of law had he defied.
But then their lawyer said:

“The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It’s vastly more efficient.

“So, nutshell-wise, the way it is,
The law is what we say it is!

“So, let me state the present rules,”
The lawyer then went on,
“These very simple guidelines
You can rely upon:
You’re gouging on your prices
If you charge more than the rest.
But it’s unfair competition
If you think you can charge less!
“A second point that we would make,
To help avoid confusion:
Don’t try to charge the same amount,
For that would be collusion!

“You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that’s monopoly!
Oh, don’t dare monopolize!
We’d raise an awful fuss,
For that’s the greatest crime of all!
(Unless it’s done by us!)”

“I think I understand,” said Tom.
“And yet, before I go,
How does one get a job like yours?
I’d really like to know!”

The lawyer rose then with a smile;
“I’m glad you asked,” said he.
“I’ll tell you how I got my start
And how it came to be.”

(His secretaries gathered ‘round
As their boss did thus expound.)

*‘When I was a lad going off to school,
I was always guided by this golden rule:
Let others take the lead in things, for
heaven’s sake,
So if things go wrong-why, then it’s their
mistake!’*
(*So if things go wrong-why, then it’s their
mistake!*)

*“Following this precept it came to pass
I became the president of my senior class.
Then on to college where my profs extolled
The very same theory from the very same
mold!”*
(*The very same theory from the very same
mold!*)

*“Let others take the chances, and I would
go along.
Then I would let them know where they all
went wrong!
So successful was my system that then
indeed,
I was voted most likely in my class to suc-
ceed!”*

*(He was voted most likely in his class to
succeed!)*

*“Then out into the world I went, along
with all the rest,
Where I put my golden rule to the ulti-
mate test.
I avoided all of commerce at whatever the
cost—
And because I never ventured, then I also
never lost!”*
(*And because he never ventured, then he
also never lost!*)

*‘With this unblemished record then, I
quickly caught the eye
Of some influential people ‘mongst the
powers on high.*

*And so these many years among the
mighty I have sat,
Having found my niche as a bureaucrat!”*
(*Having found his niche as a bureaucrat*)

*“To be a merchant prince has never been
my goal,
For I’m qualified to play a more impor-
tant role:
Since I’ve never failed in business, this of
course assures
That I’m qualified beyond dispute to now
run yours!”*
(*That he’s qualified beyond dispute to now
run yours!*)

“Thanks; that clears it up,” said Tom.

The lawyer said, “I’m glad!
We try to serve the public good.
We’re really not so bad!

“Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We’re finalizing now!”

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn’t make it out (he hoped),
For this is what he heard:

“Mumble, mumble, let’s not fumble!
Mumble, mumble, what’s the charge?
Grumble, grumble, he’s not humble?
Private greed? Or good of all?

“Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!

“Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?

“How ‘bout ‘Greed and Selfishness’?
Oh, wouldn’t that be fun?
It’s vague enough to trip him up
No matter what he’s done!

‘We don’t produce or build a thing!
But before we’re through,
We allow that now we’ll show Smith how
We handle those who do!

‘We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!

“For we’re the ones who make the rules
At ‘Trust and SEC,
So bye and bye we’ll get that guy;
Now, what charge will it be?

“Price too high? Or price too low?
Now, which charge will we make?
Well, we’re not loath to charging both
When public good’s at stake!

“But can we go one better?
How ‘bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let’s charge all three!

“But why stop here? We have one more!
Insider Trading! Number four!
We’ve not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty ‘cause we say so!”

So, that was the indictment.
Smith’s trial soon began.
It was a cause célèbre
Which was followed’ cross the land.
In his defense Tom only said,
“I’m rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?”

Tom fought it hard all the way.
But it didn’t help him win.
The jury took but half an hour
To bring this verdict in:

“Guilty! Guilty! We agree!
He’s guilty of this plunder!
He had no right to get so rich
On other people’s hunger!”

“Five years in jail!” the judge then said.
“You’re lucky it’s not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys,” he leered,
“Are we to men like these!
They exploit us for their sport!
Exploit us as they please!”

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother’s pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith’s little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

