

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION
Notice of Meeting of the Board of Supervisors of WaterGrass Community Development District II

Notice is hereby given that the Board of Supervisors (the “ Board ”) of the WaterGrass Community Development District II (the “District ”) will be holding their regular meeting on September 30, 2026, at 10:00 a.m. at the WaterGrass Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545.

Copies of the agenda will be available on the District website www.watergrass2cdd.com or by contacting the District Manager by email at andy@hikai.com or by phone at (813) 565-4663.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

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

Andy Mendenhall District Manager September 18, 2026	26-02324P
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FIRST INSERTION
Notice of Fiscal Year 2026-2027 Meetings Northwood Community Development District

The Board of Supervisors of the Northwood Community Development District will hold the meetings for Fiscal Year 2026-2027 at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida 33545 on the third Monday of every month at 6:30 p.m. at as follows:

- October 19, 2026
- November 16, 2026
- December 21, 2026
- January 18, 2027
- February 15, 2027
- March 15, 2027
- April 19, 2027 (Budget Workshop)
- May 17, 2027 (Approve Proposed Budget)
- June 21, 2027
- July 19, 2027 (Budget Public Hearing)
- August 16, 2027
- September 20, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meeting 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 (954) 603-0033. 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.

Lee Graffius District Manager September 18, 2026	26-02336P
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FIRST INSERTION
Notice of Meetings Fiscal Year 2026/2027 Lexington Oaks 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 Lexington Oaks Community Development District shall be held at 6:30 p.m. on the third Thursday of each month, at the Lexington Oaks Community Center, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544. The meeting dates are as follows:

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

The Board of Supervisors of the Lexington Oaks Community Development District will hold workshops for Fiscal Year 2027 to discuss various District matters at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544 on the first Thursday of each month at 9:00 a.m. as indicated below:

- October 1, 2026
- November 5, 2026
- December 3, 2026
- January 7, 2027
- February 4, 2027
- March 4, 2027
- April 1, 2027
- May 6, 2027
- June 3, 2027
- July 1, 2027
- August 5, 2027
- September 2, 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.lexingtonoaks2cdd.org/> or by contacting the District Manager via email at mark.vega@inframark.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 (954) 603-0033, 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. Inframark

Mark Vega District Management September 18, 2026	26-02362P
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FIRST INSERTION
Watergrass I Community Development District

The Board of Supervisors of the Watergrass I Community Development District will hold the meetings for Fiscal Year 2026-2027 at the Watergrass Clubhouse, 32711 Windelstraw Drive Wesley Chapel, Florida 33545 on the third Thursday of every month at 6:00 p.m. as follows:

- October 15, 2026
- November 19, 2026
- December 17, 2026
- January 21, 2027
- February 18, 2027
- March 18, 2027
- April 15, 2027
- May 20, 2027 (FY 2027 Budget Approval)
- June 17, 2027
- July 15, 2027
- August 19, 2027 (FY 2027 Budget Adoption)
- September 16, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meeting 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 (954) 603-0033. 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.

Michael Perez District Manager September 18, 2026	26-02337P
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FIRST INSERTION
Notice of Meetings Fiscal Year 2026/2027 Zephyr Lakes 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 Zephyr Lakes Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

- October 5, 2026
- November 2, 2026
- December 7, 2026
- January 4, 2027
- February 1, 2027
- March 1, 2027
- April 5, 2027
- May 3, 2027
- June 7, 2027
- July 12, 2027 (moved to second Monday due to July 4th Holiday)
- August 2, 2027

September 7, 2027 (moved to first Tuesday due to Labor Day Holiday)

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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, 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 Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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.

Kai, District Management September 18, 2026	26-02367P
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FIRST INSERTION
PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS AND WORKSHOPS FOR FISCAL YEAR 2027

The Board of Supervisors (“Board”) of the Preserve at South Branch Community Development District (“District”) will hold their regular meetings and workshop for Fiscal Year 2027 at Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34638, on the first Thursday of every month beginning at 4 p.m., unless otherwise indicated, as follows:

- October 8, 2026
- November 5, 2026
- December 3, 2026
- January 7, 2027
- February 4, 2027
- March 4, 2027
- April 1, 2027
- May 6, 2027 – budget workshop beginning at 3 p.m.
- May 6, 2027 – regular meeting beginning at 4 p.m.
- June 3, 2027
- July 1, 2027
- August 5, 2027
- September 2, 2027

The meetings and workshop 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 and workshop may be obtained by contacting the District Manager, c/o Vesta Property Services, by mail at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132 (the “District Manager's Office”), or may be obtained on the District's website at <https://www.thepreserveatsouthbranchcdd.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 (321) 263-0132, 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 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 18, 2026	26-02371P
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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 11, 2027
- February 8, 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 18, 2026	26-02338P
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FIRST INSERTION
NOTICE OF MEETINGS LONGLEAF COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Longleaf Community Development District will hold their regular meetings for Fiscal Year 2027 on the first Wednesday of every month as listed below at 6:00 p.m. at the Longleaf Town Hall Clubhouse located at 3141 Deland Street, New Port Richey, FL 34655.

FISCAL YEAR 2027

- October 7, 2026
- November 4, 2026
- December 2, 2026
- January 6, 2027
- February 3, 2027
- March 3, 2027
- April 7, 2027
- May 5, 2027 **Proposed Budget Approval**
- June 2, 2027
- July 7, 2027
- August 4, 2027 **Budget Adoption Hearing**
- 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 time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. 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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Heather Jackson District Manager September 18, 2026	26-02343P
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FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Bridgewater of Wesley Chapel Community Development District will hold their regular meetings and workshop for Fiscal Year 2026-2027 at Hilton Garden Inn Tampa-Wesley Chapel located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544 at 6:30 p.m. unless otherwise indicated as follows:

- Monday, October 12, 2026
- Monday, November 8, 2026
- Tuesday, December 1, 2026
- Tuesday, January 5, 2027
- Tuesday, February 2, 2027
- Tuesday, March 2, 2027
- Tuesday, April 6, 2027
- Tuesday, May 4, 2027 at 5:30 p.m. (Budget Workshop)
- Tuesday, May 4, 2027 at 6:30 p.m. (Regular Meeting)
- Tuesday, June 1, 2027
- Tuesday, July 6, 2027
- Tuesday, August 3, 2027
- Tuesday, September 7, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746 or by calling 321-263-0132 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 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 18, 2026	26-02369P
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FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
Oakstead 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 Oakstead Community Development District shall be held on the fourth Tuesday at 12:00 p.m. at the Oakstead Clubhouse located at 3038 Oakstead Boulevard, Land O'Lakes, Florida 34638. The meeting dates are as follows:

Tuesday, October 27, 2026 at 6:30 p.m.
Tuesday, November 24, 2026
Tuesday, December 22, 2026
Tuesday, January 26, 2027
Tuesday, February 23, 2027 at 6:30 p.m.
Tuesday, March 23, 2027
Tuesday, April 27, 2027 at 6:30 p.m.
Tuesday, May 25, 2027
Tuesday, June 22, 2027 at 6:30 p.m.
Tuesday, July 27, 2027
Tuesday, August 24, 2027 at 6:30 p.m.
Tuesday, September 28, 2027

The Board of Supervisors of the Oakstead Community Development District will hold workshops for Fiscal Year 2027 to discuss various District matters at the Oakstead Clubhouse located at 3038 Oakstead Boulevard, Land O'Lakes, Florida 34638. on the second Tuesday of each month at 10:00 a.m. as indicated below:

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

The meetings will be open to the public and will be conducted in accordance with the 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.oaksteadodd.org/> or by contacting the District Manager via email at mark.vega@inframark.com, seven (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 (954) 603-0033, 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.

Inframark
Mark Vega
District Management
September 18, 2026

FIRST INSERTION

NOTICE OF MEETINGS
LONGLEAF COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Longleaf Community Development District will hold their regular meetings for Fiscal Year 2027 on the first Wednesday of every month as listed below at 6:00 p.m. at the Longleaf Town Hall Clubhouse located at 3141 Deland Street, New Port Richey, FL 34655.

FISCAL YEAR 2027
October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027 **Proposed Budget Approval**
June 2, 2027
July 7, 2027
August 4, 2027 **Budget Adoption Hearing**
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 time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. 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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Heather Jackson
District Manager
September 18, 2026

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Grandma C's Sourdough located at 3702 Tuckerton Dr in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of September, 2026
Laurie Cullen
September 18, 2026

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Elo Media located at 3668 Tea Leaf Aly in the City of Land O Lakes, Pasco, FL 34638-7557 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of September, 2026
ROZON LLC
September 18, 2026

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

20260918

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES CHAPEL CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of the Chapel Crossings Community Development District will hold their regular meetings for Fiscal Year 2027 on the 3rd Monday of the month at 10:00 AM at the Chapel Crossings Amenity Center, 31438 Steam Coach Way, Wesley Chapel, FL 33545, unless otherwise indicated as follows:

October 19, 2026
November 16, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 15, 2027
April 19, 2027
May 10, 2027 at 5:30 PM
June 21, 2027
July 19, 2027
August 16, 2027 at 5:30 PM
September 20, 2027

FISCAL YEAR WORKSHOPS 2026/2027
The Board will hold workshops to discuss various District matters during the year on the dates presented below.

October 28, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (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 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.

Christina Newsome
District Manager
Inframark
September 18, 2026

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
Mirada 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 the Mirada II Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
June 7, 2027
July 12, 2027 (moved to second Monday due to July 4th Holiday)
August 2, 2027

September 7, 2027 (moved to first Tuesday due to Labor Day Holiday)
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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meetings.

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 Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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.

Kai, District Management
September 18, 2026

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION
OF THE BOARD OF SUPERVISORS OF
THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Lakeside Community Development District ("District") will be held on Wednesday, October 7, 2026, at 6:00 p.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or (813) 994-1001 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
September 18, 2026

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of the Epperson Ranch II Community Development District will hold their regular meetings for Fiscal Year 2027 on the 1st Thursday of the month at 6:00 PM at the Watergrass Club, located at 32711 Windelstraw Dr. Wesley Chapel, FL 33545, unless otherwise indicated as follows:

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (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 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.

Kristee Cole
District Manager
Inframark
September 18, 2026

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
Highland Trails 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 Highland Trails Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
June 7, 2027
July 12, 2027 (moved to second Monday due to July 4th Holiday)
August 2, 2027

September 7, 2027 (moved to first Tuesday due to Labor Day Holiday)
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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, 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 Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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.

Kai, District Management
September 18, 2026

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fortner Health located at 7316 Heath Drive in the City of Port Richey, Pasco, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of September, 2026
Aaron Gabriel Fortner
September 18, 2026

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Viva Aesthetics & Wellness Spa located at 27716 Cashford Circle, Suite 102 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 15th day of September, 2026
Black Ridge Wellness, LLC
September 18, 2026

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of alarmion located at 3614 Fiddlers Green Loop 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 18th day of September, 2026
Prime Protection LLC
September 18, 2026

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ivy Lane Collective located at 28753 Tavira Court in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of September, 2026
Andrea deMello
September 18, 2026

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.

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PUBLICS

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of New River Community Development District will hold their Workshop meetings for Fiscal Year 2026-2027 on the 1st Monday of the following months and regular meetings for Fiscal Year 2026-2027 on the 3rd Monday of the following months at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545, at 5:30 p.m., unless otherwise indicated:

Workshops	
September 9, 2026 (2nd Wednesday at 5:00 p.m.)	
October 5, 2026	
November 2, 2026	
December 7, 2026	
January 4, 2027	
February 1, 2027	
March 1, 2027	
April 5, 2027	
May 3, 2027	
June 7, 2027	
July 12, 2027 (2nd Monday)	
August 2, 2027	
September 13, 2027 (2nd Monday)	
Board Meetings	
September 21, 2026	
October 19, 2026	
November 16, 2026	
December 21, 2026	
January 19, 2027 (3rd Tuesday)	
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 provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Brian Young, District Manager	
September 18, 2026	26-02372P

FIRST INSERTION

EXHIBIT A
BOARD OF SUPERVISORS MEETING DATES
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the Concord Station Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Concord Station Clubhouse 18636 Mentmore Blvd. Land O'Lakes, FL 34638 unless otherwise indicated as follows:

October 8	
November 12	
December 10	
January 14	
February 11	
April 8	
May 13	
June 10	
July 8	
August 12	
September 9	

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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 or by calling (407) 574-3250.

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 (407) 574-3250 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 18, 2026	26-02376P

FIRST INSERTION

NOTICE OF WORKSHOP FOR
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Country Walk Community Development Districts will hold a workshop on Wednesday, September 30, 2026 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The purpose of the workshop is to discuss the PCSD Easement request.

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. 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 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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 18, 2026	26-02375P

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 of Wesley Chapel 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 11th day of September, 2026.	
ZBS Seven Oaks, LLC	
September 18, 2026	26-02351P

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 Local Ad Lab located at 7901 4th St N Ste 300, in the County of Pasco, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Saint Petersburg, Florida, this 12th day of September, 2026.	
GREEN FUSION INVESTMENTS LLC	
September 18, 2026	26-02354P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors (“Board”) of the Vida’s Way Community Development District (“District”) will hold regular meetings for Fiscal Year 2027 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager’s Office”) during normal business hours or by visiting the District’s website, https://vidaswaycdd.net/.

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

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

District Manager	
September 18, 2026	26-02400P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Del Webb Bexley Community Development District will hold their regular monthly meetings for Fiscal Year 2026/2027:

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

The meetings will convene at 1:00 p.m. (with the exception of December, February, April and September will be held at 4:00 p.m.) at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O’ Lakes, Florida 34638.

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 in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

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, Florida 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. 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 Office.

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

Lynn Hayes District Manager	
September 18, 2026	26-02381P

FIRST INSERTION

EXHIBIT A
BOARD OF SUPERVISORS MEETING DATES
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the Long Lake Ranch Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558 unless otherwise indicated as follows:

October 1, 2026	
November 5, 2026	
December 3, 2026	
January 7, 2027	
February 4, 2027	
March 4, 2027	
April 1, 2027	
May 6, 2027	
June 3, 2027	
July 1, 2027	
August 5, 2027	
September 2, 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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 or by calling (407) 574-3250.

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 (407) 574-3250 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 18, 2026	26-02377P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statues, notice is hereby given that the Fiscal Year 2026-2027, regular monthly meetings of the Board of Supervisors of Long Lake Reserve Community Development District are scheduled to be held at 9:00 a.m. * except for December, March, June and August will convene at 6:00 p.m. at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558:

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

The meetings will be open to the public and will be conducted in accordance with the 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 records 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 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 7-1-1 or 1-(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 the appeal is to be based.

Long Lake Reserve Community Development District	
Lynn Hayes District Manager	
September 18, 2026	26-02379P

FIRST INSERTION

Notice of FY 2026/2027 Meeting Schedule
Deerbrook 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 Deerbrook Community Development District are scheduled to be held at 9:00 a.m., (with the exception of November, December, April and September to be held at 5:00 p.m.) at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District’s management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Lynn Hayes District Manager	
September 18, 2026	26-02380P

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA003020CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2, Plaintiff, vs. MADALENE D. KURZHALS A/K/A MADALENE KURZHALS A/K/A MADELINE KURZHALS; PHILIP KURZHALS; UNKNOWN SPOUSE OF PHILIP KURZHALS; MILLPOND ESTATES SECTION FIVE HOMEOWNERS ASSOCIATION, INC., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 5, 2026, and entered in Case No. 2024CA003020CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, is Plaintiff and Madalene D. Kurzhals a/k/a Madalene Kurzhals a/k/a Madeline Kurzhals; Philip Kurzhals; Unknown Spouse of Philip Kurzhals; Millpond Estates Section Five Homeowners Association, Inc., are Defendants, the Office of the Clerk of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose.com at 11:00 A.M. on the 3rd day of November, 2026, the following described property	as set forth in said Final Judgment, to wit: LOT 256, MILLPOND ESTATES SECTION FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 109 THROUGH 113, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4426 Northampton Drive, New Port Richey, Florida 34653 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 9/11/2026 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. FL Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400200 September 18, 25, 2026 26-02350P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-003034 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. JOHN JOSEPH KIPPING, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT KIPPING, DECEASED, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 19, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit: Lot 103, UNIT FIVE SAN CLEMENTE VILLAGE, according to the map or plat thereof as recorded in Plat Book 14, Page 148, Public Records of Pasco County, Florida. Property Address: 10611 Mira Vista Drive, Port Richey, FL 34668 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as	unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 10th day of September, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 September 18, 25, 2026 26-02331P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1362 IN RE: ESTATE OF JOHN CLAYTON LUKE JR. AKA JOHN C. LUKE JR. Deceased. The administration of the estate of John Clayton Luke Jr. aka John C. Luke Jr., deceased, whose date of death was March 10, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this notice is September 18, 2026. Personal Representative: Nola Luke Clouthier Personal Representative 1615 Flint Hill Highway Shiloh, GA 31826 Rebecca C. Bell Attorney for Personal Representative Email Addresses: rebecca@delzercoulter.com Florida Bar No. 0223440 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 September 18, 25, 2026 26-02373P	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026. Personal Representative: TAMMY MARRERO 37746 Prairie Rose Loop Zephyrhills, FL 33542 Attorney for Personal Representative: C. BLAKE HOLTZWOWER, ESQUIRE R. SETH MANN, P.A. E-mail Address: blake@sethmannlaw.com Florida Bar Number 1027797 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 September 18, 25, 2026 26-02333P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001240 IN RE: ESTATE OF JERRY K. HISE Deceased. The administration of the estate of JERRY K. HISE, deceased, whose date of death was July 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-	viving 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 18, 2026. Personal Representative: /s/ Judith Rifkin JUDITH RIFKIN 1124 Toscano Drive Trinity, FL 34655 Attorney for Personal Representative: /s/ Zachary R. Walters ZACHARY R. WALTERS, Esq. Florida Bar Number: 1059075 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Ste. 101 Trinity, FL 34655 Telephone: (727) 937-4177 E-Mail: zack@wollinka.com Secondary E-Mail: chris@wollinka.com September 18, 25, 2026 26-02359P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1323 IN RE: ESTATE OF ANTHONY C. RAGUSA AKA ANTHONY CHARLES RAGUSA Deceased. The administration of the estate of ANTHONY C. RAGUSA AKA ANTHONY CHARLES RAGUSA, deceased, whose date of death was June 27, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026. Personal Representative: EMILY O'REILLY 12 Mulford Ave. Montauk, New York 11954 Attorney for Personal Representative: STEPHEN R. WILLIAMS, Attorney Florida Bar Number: 748188 LAW OFFICE OF STEVE WILLIAMS & ASSOCIATES 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com September 18, 25, 2026 26-02334P	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026CP001029CPAXES IN RE: ESTATE OF GEORGE WILLIAM BENTON, Deceased. The administration of the estate of George William Benton, deceased, whose date of death was on April 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 18th, 2026. Personal Representative: /s/ John Benton (Aug 27, 2026 18:42:40 PDT) John A. Benton 10717 East Tillman Ave Mesa, Arizona 85212 Attorney for Personal Representative: /s/ Laurie Chane Laurie R. Chane, Attorney Florida Bar Number: 843547 The Law Office of Laurie R. Chane 14206 5th Street Dade City, Florida 33523 Telephone: (352) 567-0055 Fax: (352) 437-3918 E-Mail: laurie@chanelaw.com Secondary E-Mail: service@chanelaw.com September 18, 25, 2026 26-02332P

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-004401-CC WEYMOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. KATHERINE ANNE ROGERS, ET AL., Defendants. Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court will sell all the property situated in Pasco County, Florida and the foreclosure sale will be conducted online at pasco.realforeclose.com and is described as: Lot 137, Block 16, OAKSTEAD PARCEL 6, UNIT 2, as per thereof, recorded in Plat Book 44, Page 83, of the Public Records of Pasco Court, Florida. Commonly referred to as: 19351 Everton Place Land O' Lakes, Florida 34638. at public sale, to the highest bidder for cash at 11 a.m., on the 14th day of October 2026. DA TED this 10th Day of September, 2026. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. STOCKHAM LAW GROUP, P.A. George D. Root, III Florida Bar #0078401 109 S Edison Avenue Tampa, Florida 33606 E-Mail: groot@stockhamlawgroup.com P:(813) 867-4455 / F: (813) 867-4454 Attorney for Plaintiff, WEYMOUTH September 18, 25, 2026 26-02341P	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1313 IN RE: ESTATE OF GREGG LUKACS AKA GREGG J. LUKACS Deceased. The administration of the estate of GREGG LUKACS AKA GREGG J. LUKACS, deceased, whose date of death was June 25, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026. Personal Representative: GAIL CHARPIN 6606 Runnel Dr. New Port Richey, Florida 34652 Attorney for Personal Representative: STEPHEN R. WILLIAMS, Attorney Florida Bar Number: 748188 LAW OFFICE OF STEVE WILLIAMS & ASSOCIATES 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com September 18, 25, 2026 26-02346P	



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.

19/8/23 7:49

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1345 IN RE: ESTATE OF REXHEP LAZRI Deceased. The administration of the estate of Rexhep Lazri, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026. Mile Lazri Personal Representative 3633 Covington Drive Holiday, FL 34691 Rebecca C. Bell Attorney for Personal Representative Email Addresses: rebecca@delzercoulter.com Florida Bar No. 0223440 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 September 18, 25, 2026 26-02378P	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.: 2026CA001125CAAXWS TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs. JOHN ALLEN MCBRIDE, Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/3/2026, in Case No.: 2026CA-001125CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and JOHN ALLEN MCBRIDE, 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 11/3/2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 82, Unit Five San Clemente Village, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 148 through 151, inclusive, of the Public Records of Pasco County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. 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 9, 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 September 18, 25, 2026 26-02325P
FIRST INSERTION	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.: 51-2024-CA-002404-CAAX-WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUDSON VANWORP, JR.; STARKEY RANCH MASTER PROPERTY OWNER'S ASSOCIATION, INC.; TOWER FEDERAL CREDIT UNION; LINDSEY VANWORP; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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 06 day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 61, STARKEY RANCH VILLAGE 1 PHASES 4A, 4B & 4C, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGES 3 THROUGH 10, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3236 BARBOUR TRL, ODESSA, FL 33556 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 09 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 24-02652 - Bidder Number: 9180 September 18, 25, 2026 26-02328P

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA002445CAAXWS NEWREZ LLC, Plaintiff, vs. CAROLYN MARY KELLEY A/K/A CAROLYN KKELEY; UNKNOWN SPOUSE OF CAROLYN MARY KELLEY A/K/A CAROLYN KELLEY; KYLE W. KELLEY.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: CAROLYN MARY KELLEY A/K/A CAROLYN KELLEY (Current Residence Unknown) (Last Known Address(es)) 3727 DEDRICK COURT NEW PORT RICHEY, FL 34655 KYLE W. KELLEY (Current Residence Unknown) (Last Known Address(es)) 3727 DEDRICK COURT NEW PORT RICHEY, FL 34655 8635 FRONTIER TRL PORT RICEY, FL 34668-5609 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, CLAIMNG UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 3727 DEDRICK COURT NEW PORT RICHEY, FL 34655 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 171, SEVEN SPRINGS HOMES, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 46 THROUGH 49,	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 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 10/19/26, 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 14 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 26-53131 September 18, 25, 2026 26-02358P
FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026CA000692CAAXWS VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHLEY; BRENT M BENNETT; UNKNOWN SPOUSE OF BRENT M. BENNETT AKA BRENT BENNETT 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 15 day of October, 2026, the following described property as set forth in said Final Judgment, to wit: TRACT 573 OF THE UNRECORDED PLAT OF PARKWOOD ACRES SUBDIVISION, UNIT FOUR, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 17' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2,150.0 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 89 DEGREES 17' 10" WEST A DISTANCE OF 100.0 FEET, THENCE SOUTH 00 DEGREES 51' 07" WEST, A DISTANCE OF 250.0 FEET, THENCE SOUTH 89 DEGREES 17' 10" EAST, A DISTANCE OF 100.0 FEET, THENCE NORTH 00 DEGREES 51' 07" EAST A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY AND NORTHERLY 25.0 FEET THEREOF TO BE USED	GREES 44° 29" EAST, 100 FEET; THENCE SOUTH 46 DEGREES 15' 31" WEST, 102.78 FEET TO THE POINT OF BEGINNING Property Address: 15517 Old Dixie Highway, Hudson, FL 34667 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Vanessa Nieto Vanessa Nieto FBN: 107084 File No: 3087.000713 September 18, 25, 2026 26-02357P

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026 CA 001608 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DONNA J. KING, DECEASED; et al., Defendant(s) TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Donna J. King, Deceased Last Known Residence: Unknown TO: Gregory King Last Known Residence: 15311 Glenrock Rd Spring Hill, FL 34610 TO: Cheryl Dean Last Known Residence: 15311 Glenrock Rd Spring Hill, FL 34610 TO: Tommy King a/k/a Thomas Rayburn King III Last Known Residence: 5139 Green Key Rd Lot 1 New Port Richey FL 34652 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. THE NORTH 25 FEET, THEREOF BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT OF WAY AND /	OR UTILITIES, A/K/A TRACT 162 OF UNRECORDED HIGHLAND FOREST PLAT. 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 19, 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 11, 2026. As Clerk of the Court (SEAL) By: Shakira Ramirez Pagan As Deputy Clerk 2026-CA-001608 ALDRIDGE PITE, LLP, Plaintiff's Attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1457-1222B Ref# 24311 September 18, 25, 2026 26-02353P
FIRST INSERTION	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.: 2026CA000692CAAXWS VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHLEY; BRENT M BENNETT; UNKNOWN SPOUSE OF BRENT M. BENNETT AKA BRENT BENNETT 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 15 day of October, 2026, the following described property as set forth in said Final Judgment, to wit: TRACT 573 OF THE UNRECORDED PLAT OF PARKWOOD ACRES SUBDIVISION, UNIT FOUR, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 17' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2,150.0 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 89 DEGREES 17' 10" WEST A DISTANCE OF 100.0 FEET, THENCE SOUTH 00 DEGREES 51' 07" WEST, A DISTANCE OF 250.0 FEET, THENCE SOUTH 89 DEGREES 17' 10" EAST, A DISTANCE OF 100.0 FEET, THENCE NORTH 00 DEGREES 51' 07" EAST A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY AND NORTHERLY 25.0 FEET THEREOF TO BE USED	FOR ROAD RIGHT-OF-WAY PURPOSES. PROPERTY ADDRESS: 9535 CLYDE ST, HUDSON, FL 34669 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 09 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 25-05382 - Bidder Number: 9180 September 18, 25, 2026 26-02327P

SAVE



TIME

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FLORIDA'S NEWSPAPER FOR THE SOUTH

Business Observer

1/2/2026, 1:24

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA002578 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AND FOR THE BENEFIT OF DELTA LOAN TRUST, Plaintiff, vs. IGOR YANKIVER; et al., Defendant(s). TO: Igor Yankiver Last Known Residence: 20921 Haulover Cove Road Lutz, FL 33558 TO: Unknown Spouse of Igor Yankiver Last Known Residence: 20921 Haulover Cove Road Lutz, FL 33558 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: UNIT 8, BUILDING F, PARADISE LAKES RESORT CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF	RECORDED IN OFFICIAL RECORDS BOOK 1159, PAGE 1382, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. 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 19, 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,

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 512026CA001971CAAXES Freedom Mortgage Corporation Plaintiff, vs. Asherah Altrice Solomon; Unknown Spouse of Asherah Altrice Solomon; United States of America on behalf of the Secretary of Housing and Urban Development; Abbott Square Community Association, Inc. Defendants. TO: Asherah Altrice Solomon and Unknown Spouse of Asherah Altrice Solomon Last Known Address: 36569 Smithfield Ln., Zephyrhills, FL 33541 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 3, IN BLOCK 8, OF ABBOTT SQUARE PHASE 1B, ACCORDING TO THE PLAT THEREOF,	AS RECORDED IN PLAT BOOK 89, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before October 19, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center,

FIRST INSERTION	
NOTICE OF PUBLIC SALE OF MINERAL INTERESTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2026CA000629CAAXES HANDCARTROADWESLEYCHAPPEL LLC, a Florida limited liability company Plaintiff, v. A.E. BURGIN; ROY H. LAIRD; C.J. DAVIDSON; W.J. WEAVER; ALDEN COFFEY; DR. J.F. MCVEIGH; MEREKEN LAND AND PRODUCTION COMPANY, a Texas corporation, also known as MEREKEN LAND & PRODUCTION COMPANY, a Texas corporation, formerly known as CARTER FOUNDATION PRODUCTION COMPANY; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; SINGIN' HILLS MINERALS, LTD., a Texas limited partnership; RICHARD COFFEY, SR. and wife, GLYNDA COFFEY; ALDEN COFFEY III and SHERRY COFFEY; LYNDA YOUNG; VERABANK, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE U/W OF ANNIE LAIRD FBO THE ROY H. LAIRD MEMORIAL HOSPITAL FOUNDATION; JPMORGAN CHASE BANK, N.A. AS AGENT FOR SINGIN' HILLS MINERALS, LTD. UNDER AGREEMENT DATED 5/14/2008; and all unknown persons, if alive and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on September 9, 2026, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 2026CA000629CAAXES, the undersigned Clerk will sell the subsurface oil, gas, hydrocarbon and	other mineral rights, including royalties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, EXHIBIT A Legal Description The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows: For a Point of Reference commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; Thence S. 00°17'49" W., along the West boundary of said Southeast 1/4, a distance of 945.51 feet to a point lying 1708.00 feet North of the Southwest corner of said Southeast 1/4; Thence S. 89°55'59" E., parallel with the South boundary of said Southeast 1/4, a distance of 33.39 feet to the Easterly maintained right-of-way line of Handcart Road for a POINT OF BEGINNING; Thence continue S. 89°55'59" E., a distance of 1313.38 feet; Thence N. 00°11'42" E., a distance of 665.00 feet; Thence N. 89°55'59" W., a distance of 1312.82 feet to said Easterly right-of-way line; Thence S. 00°14'34" W., along said line, 665.00 feet to the Point of Beginning. TOGETHER WITH and also SUBJECT TO an easement for ingress - egress and utilities. Said easement being 70.00 feet in width and lying 35.00 feet on each side of the following described line: For a Point of Reference commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; Thence S. 00°17'49" W., along the West boundary of said Southeast 1/4, a distance of 945.51 feet to a point lying 1708.00 feet North of the Southwest corner of said Southeast 1/4; Thence S. 89°55'59" E., parallel with the South boundary of said Southeast 1/4, a distance of 1346.77 feet; Thence N. 00°11'42" E., a distance of 595.00 feet for a

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 11, 2026.

As Clerk of the Court (SEAL) By: Shakira Ramirez Pagan

As Deputy Clerk 2026-CA-2578

ALDRIDGE PITE, LLP, Plaintiff's attorney

401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444

1100-1130B Ref# 24454

September 18, 25, 2026 26-02349P

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 10, 2026.

Nikki Alvarez-Sowles

As Clerk of the Court (SEAL) By Shakira Ramirez Pagan

As Deputy Clerk 2026-CA-1971-ES

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney,

4919 Memorial Hwy, Suite 135, Tampa, FL 33634

File # 26-F02312

September 18, 25, 2026 26-02326P

POINT OF BEGINNING; Thence continue N. 00°11'42" E., a distance of 1365.00 feet; Thence S. 89°55'59" E., a distance of 287.39 feet; Thence N. 00°11'35" E., a distance of 979.45 feet to the Southerly maintained right-of-way line of Fairview Heights Road also being the Point of Terminus of said easement.

(collectively, the "Property").

at public sale, to the highest and best bidder for cash on OCTOBER 15, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

/s/ Leonard H. Johnson

Leonard H. Johnson, Esquire / FNB 319961

Sheada Madani, Esquire / FBN 10567

JOHNSON POPE BOKOR RUPPEL & BURNS LLP

400 North Ashley Drive, Suite 3100 Tampa, Florida 33602

Telephone: (813) 225-2500

Primary: lenj@jpfirm.com

Secondary: sheadam@jpfirm.com

Attorneys for Plaintiff

www.jpfirm.com

September 18, 25, 2026 26-02330P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA002283CAAXWS JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. LINDA ALJETS A/K/A LINDA M. ALJETS, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CAROL DURKIN A/K/A CAROL ANN DURKIN A/K/A CAROL A. DURKIN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclose of Mortgage on the following described property: LOT 920, HOLIDAY LAKE	ESTATES UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 23 AND 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before October 19, 2026, a date which is within thirty (30) days after the first publication of this Notice in 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 demand 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

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA002058CAAXWS CITY OF NEW PORT RICHEY, Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, REPRESENTATIVES, DEVISEES, AND CREDITORS OF VASILIOS BOURAS, DECEASED, Defendant(s), TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, AND CREDITORS OF VASILIOS BOURAS, DECEASED, 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 here. You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit: Lots 12 and 13, TOWN & COUNTRY VILLAS, according to the	map or plat thereof, as recorded in Plat Book 6, Page 9, of the Public Records of Pasco County, Florida. Together with a 1971 CADI mobile home - VIN #996T - Title# 4281720; and Together with a 1968 STRR mobile home - VIN# FHMFXMF07175 - Title# 3275431. Address: 5603 & 5553 Van Doren Ave, New Port Richey, FL 34652 Parcel Number: 08-26-16-0190-00000-0130, 08-26-16-0190-00000-0120 has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMANDED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE

FIRST INSERTION	
NOTICE OF PUBLIC SALE OF MINERAL INTERESTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2025CA003597CAAXES PERPETUALLANEWESLEYCHAPPEL LLC, a Florida limited liability company Plaintiff, v. A.E. BURGIN; ROY H. LAIRD; ALDEN COFFEY; DR. J.F. MCVEIGH; MEREKEN LAND AND PRODUCTION COMPANY, a Texas corporation, also known as MEREKEN LAND & PRODUCTION COMPANY, a Texas corporation, formerly known as CARTER FOUNDATION PRODUCTION COMPANY; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; SINGIN' HILLS MINERALS, LTD., a Texas limited partnership; RICHARD COFFEY, SR. and wife, GLYNDA COFFEY; ALDEN COFFEY III and SHERRY COFFEY; CAROL GUARNIERI and ROBERT GUARNIERI; LYNDA YOUNG; JPMORGAN CHASE BANK, N.A. AS AGENT FOR SINGIN' HILLS MINERALS, LTD. UNDER AGREEMENT DATED 5/14/2008; and all unknown persons, if alive and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on September 9, 2026, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and	for Pasco County, Florida, Civil Action Number 2025CA003597CAAXES, the undersigned Clerk will sell the subsurface oil, gas, hydrocarbon and other mineral rights, including royalties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, EXHIBIT A Legal Description The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows: Parcel 1: The South 350.00 feet of the North 1050.00 feet of the West 1/2 of the East 1/2 of Section 6, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 50 feet thereof for road right of way. Parcel 2: The South 350.00 feet of the North 1400.00 feet of the West 1/2 of the East 1/2 of Section 6, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 50.00 feet thereof for road right of way. Together with an easement for ingress and egress over and across the East 40.00 feet of the West 135.00 feet of the South 1050.00 feet of the North 1750.00 feet of the West 1/2 of the East 1/2 of said Section 6. Parcel 3: The South 350.00 feet of the North 1750.00 feet of the West 1/2 of the East 1/2 of Section 6, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 50.00 feet for road right of way. Together with an easement for ingress and egress over and across the East 40.00 feet of the West 135.00 feet of the South 1050.00

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 this 11 day of September, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF COURT OF PASCO COUNTY (SEAL) By: Shakira Rameriz Pagan

2026-CA-2283WS

As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP

225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850

Email: AccountsPayable@mccalla.com

26-21472FL

September 18, 25, 2026 26-02348P

OCTOBER 19, 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 the seal of this Court on September 10, 2026.

Nikki Alvarez-Sowles

CLERK OF THE CIRCUIT COURT (SEAL)

Deputy Clerk: Shakira Ramirez Pagan

September 18, 25, 2026 26-02342P

--- PUBLICS ---

FIRST INSERTION

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDITING SERVICES

The West Hillcrest Community Development District (“District”) hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records through the period ending September 30, 2026, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida and has an annual operating budget of approximately \$430,990.97 and a water/sewer utility budget of approximately \$5,000. The final contract will require that, among other things, the audit for the period ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the email address and telephone number listed below.

Proposers must provide one (1) electronic copy to the District Manager, dwallace2@azuria.com. Proposals must be received by 3:00 p.m. on Tuesday, October 6, 2026. Please direct all questions regarding this Notice to the District Manager, who can be reached at (727) 403-6194.

Deborah Wallace
District Manager
September 18, 2026

26-02384P

FIRST INSERTION

NOTICE

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

RESOLUTION NO. 878-26

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



RESOLUTION NO. 879-26

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

RESOLUTION NO. 880-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, DEDICATING CERTAIN CITY-OWNED REAL PROPERTY IDENTIFIED AS PARCEL NO.: 12-26-21-0000-39900-0040 FOR PUBLIC USE AS A PUBLIC ROAD; AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on September 28, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the resolution is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
September 18, 2026

26-02389P

FIRST INSERTION

NOTICE OF WORKSHOP
NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT

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

This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting without additional notice of publication. A copy of the agenda for the meetings may be obtained from Inframark, LLC. 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300; Fax: (813) 873-7070.

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

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

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

Lee Graffius
District Manager
September 18, 2026

26-02397P

FIRST INSERTION

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

The Board of Supervisors of the Terra Bella Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Terra Bella Community Pool, 2266 Via Bella Blvd., Land O’ Lakes, FL 34639 at 6:00 p.m. on the 1st Tuesday of the following months unless otherwise indicated:

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

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

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

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

Jason Greenwood
District Manager
September 18, 2026

26-02390P

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Magnolia Island Community Development District (the “District”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “Proposed Rule”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on September 11, 2026.

A public hearing will be conducted by the Board of Supervisors (the “Board”) District on October 22, 2026, at 12:00 p.m., at Hampton Inn & Suites – Tampa/ Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, lansfordj@whhassociates.com (the “District Manager’s Office”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Jordan Lansford, District Manager
Magnolia Island Community Development District
September 18, 2026

26-02396P

FIRST INSERTION

Notice of Application for Tax Deed
2026XX000080TDAXXX

That PALLUM 401 K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105117
Year of Issuance: 06/01/2022
Description of Property:
21-25-17-014R-23600-0101
MOON LAKE ESTATES UNIT 14
REPLAT PB 6 PGS 47 & 48 LOTS
10 & 11 BLOCK 236 OR 1377 PG
48 OR 3823 PG 1198 OR 5900
PG 986

Name(s) in which assessed:
TIMOTHY M RUTLEDGE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 15, 2026 at 10:00 am.

September 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
September 18, 2026

26-02393P

FIRST INSERTION

Notice of Application for Tax Deed
2026XX000071TDAXXX

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

Certificate #: 2108747
Year of Issuance: 03/01/2025
Description of Property:
22-26-16-0010-00D00-0300
ANCLOTE RVR ESTS-1 MB 6 PG
1 L 30 BLK D RB 901 PG 568

Name(s) in which assessed:
JOHN BOULDREE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 15, 2026 at 10:00 am.

September 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
September 18, 2026

26-02392P

FIRST INSERTION

Notice of Application for Tax Deed
2026XX000091TDAXXX

That WENDY TRAN LIN, 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 #: 2205650
Year of Issuance: 06/01/2023
Description of Property:
01-24-16-0080-00200-0120
PALM VILLAGE UNREC
NORTH PART OF TRACT A
AKA EAST PART OF JEBERT
DR DESC AS COM AT N1/4
COR OF SEC 1 TH S00DG 32'
00"W ALG CENTERLINE OF
SEC 757.00 FT TH N89DG 28'
00"W 805.99 FT TO POB TH
N48DG 35' 30"E 49.58 FT TH
N34DG 35' 47"E 411.03 FT TH
47.15 FT ALG ARC OF CURVE
RIGHT RAD 105.38 FT CHD
BRG & DIST N47DG 24' 59"E
46.76 FT TH N60DG 14' 06"E
300.18 FT TH S00DG 32' 00"W
57.91 FT TH S60DG 14' 06"W
270.96 FT TH 24.78 FT ALG ARC
OF CURVE LEFT RAD 55.38 FT
CHD BRG & DIST S47DG 24'
53"W 24.57 FT TH S34DG 35'
47"W 417.23 FT TH N89DG 28'
00"W 74.80 FT TO POB SUBJ TO
UTILITY,INGRESS/EGRESS &
MAINT ESMT PER OR 5413 PG
1126 OR 5254 PG 634 OR 9010
OG 908

Name(s) in which assessed:
VERNA MAE SLOAN
TERRI L CROLEY

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 October 15, 2026 at 10:00 am.

September 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
September 18, 2026

26-02394P

FIRST INSERTION

SECOND AMENDED
NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No: 2026DR003163DRAXES
Division: Family

**IN THE INTEREST OF
ACE WALLEY
DAKOTA WALLEY
Children
KEITH PACHIANO
MARGARET
OLIVERO-PACHIANO
Petitioner(s),
and
BRITNY COPPEDGE,
Respondent/Mother,
MATTHEW WALLEY,
Respondent/ Father.**

Re: Petition for Temporary Custody by Extended Family
TO: MATTHEW WALLEY
30500 EAST PORT DRIVE,
WESLEY CHAPEL, FL 33545

YOU ARE NOTIFIED that an action for Petition for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SUMMER PRESTON, ESQ. ATTORNEY FOR KEITH PACHIANO, whose address is 5331 PRIMROSE LAKE CIRCLE, SUITE 115, TAMPA, FL 33647, on or before 10/19/2026, and file the original with the clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Avenue, Dade City, Florida 33523 before service on 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: September 15, 2026
CLERK OF THE CIRCUIT COURT

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Lauren Wheatley
Sept. 18, 25; Oct. 2, 9, 2026

26-02383P

FIRST INSERTION

Notice of Application for Tax Deed
2026XX000104TDAXXX

That BLACK CUB 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 #: 2108526
Year of Issuance: 06/01/2022
Description of Property:
18-26-16-0400-00004-014A
GARDENS OF BEACON
SQUARE CONDO NO 4-B PB
12 PG 8 BLDG 4014 UNIT A &
COMMON ELEMENTS
Name(s) in which assessed:
FEBRUARY 17, 2024 LAND
TRUST
FRESH LEGAL PERSPECTIVE
PL TRUSTEE
FRESH LEGAL PERSPECTIVE
PLLC
KEATHEL W CHAUNCEY
ESQUIRE REGISTERED
AGENT
FRESH LEGAL PERSPECTIVE
PL

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 October 15, 2026 at 10:00 am.

September 15, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
September 18, 2026

26-02395P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION

File No. 512026CP001371CPAXWS
Division J
IN RE: ESTATE OF
TERRY KEITH LUKE
Deceased.

The administration of the estate of TERRY KEITH LUKE, deceased, whose date of death was March 5, 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 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 18, 2026.

Personal Representative:
LINDA LUKE
47762 Northshore Drive
Belleville, Michigan 48111
Attorney for Personal Representative:
JENNY SCAVINO SIEG
Attorney
Florida Bar Number: 117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, FL 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglecolelaw.com
Secondary E-Mail:
eservice@sieglecolelaw.com
September 18, 25, 2026

26-02399P

FIRST INSERTION

ACTIONS / SALES

FIRST INSERTION

Notice of Public Sale

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit:

Unit 4019 –
Bridgette Michelle Tomes –
HHG's, etc

The sale of property will be held at auction and advertised 10/02/26 and ending 10/09/26 online with www.bid13.com.

Personal property/goods belonging to individual listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.

Contents purchased must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.

September 18, 25, 2026 26-02401P

FIRST INSERTION

NOTICE OF CREDITORS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
Case No.: 26 CP 001508
IN RE: ESTATE OF DENIS J. GARTNER Deceased.

The administration of the estate of Denis J. Gartner, deceased, whose date of death was September 6, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002210CAAXWS
CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. SHAWNTE HAYWOOD, et al., Defendant.

To: SHAWNTE HAYWOOD
7509 ROCKY POINT DRIVE, HUDSON, FL 34667
UNKNOWN SPOUSE OF SHAWNTE HAYWOOD 7509 ROCKY POINT DRIVE, HUDSON, FL 34667
UNKNOWN TENANT IN POSSESSION 1 7509 ROCKY POINT DRIVE, HUDSON, FL 34667
UNKNOWN TENANT IN POSSESSION 2 7509 ROCKY POINT DRIVE, HUDSON, FL 34667
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering following real and personal property described as follows, to-wit:

ALL THAT CERTAIN LAND

FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 10/12/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: KV DIAMONDS MOTORS LLC KMHLM4DG6SU014332 2025 HYUN 12509.47 TEL: 813-697-1791 MV: MV117116 LOCATION: 8323 BROKEN WILLOW LN PORT RICHEY, FL 34668 / TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

September 18, 2026 26-02344P

FIRST INSERTION

NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000820CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-3, Plaintiff, v. PAUL ROBERTS , et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 3, 2026 and entered in Case No. 2026CA000820CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JULIA ROBERTS AND PAUL ROBERTS, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on November 2, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 3, MEADOW POINTE PARCEL 8, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE(S) 94, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 29507 BIRDS EYE DR, WESLEY CHAPEL, FL 33543 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA003806CAAXES
U.S BANK NATIONAL ASSOCIATION AS TRUSTEE OF THE MEB LOAN TRUST VIII Plaintiff(s), vs. RENEE LANE A/K/A RENEE L. LANE; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 9, 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 19th day of October, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 4: MATILDA `S WALK THE EAST 159.25 FEET OF TRACT 43, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Update Per Error In Publication Notice is hereby given that on 10-5-2026 at 11:00 a.m. the following trailer may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on trailer for any recovery charges, storage, and administrative fees Tenant / Registered Owner BLUE PELICAN MARINA/ ROBERT DANIEL RAMP 2019 Magic Tilt Trailer Vin 1M5BP2520KIE65001 Sale to be held at ANSWER MARINE CORPORATION 11771 SEMINOLE DR NEW PORT RICHEY, FL 34654 trailer may be released prior to the Sale. ANSWER MARINE CORPORATION reserves the right to accept /reject any or all bids

All Sales Held With Reserve

September 18, 25, 2026 26-02352P

FIRST INSERTION

RE-NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2022 CA 002337
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. JESSICA L CROSS A/K/A JESSICA LYNN CROSS; UNKNOWN SPOUSE OF JESSICA L CROSS A/K/A JESSICA LYNN CROSS; GREGORY M CROSS A/K/A GREGORY MICHAEL CROSS; UNKNOWN SPOUSE OF GREGORY M CROSS A/K/A GREGORY MICHAEL CROSS; TAMP A POSTAL DISTRICT FEDERAL CREDIT UNION A/K/A TAMP A POSTAL FEDERAL CREDIT UNION UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on October 19, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Tampa Highlands, Unrecorded Lot 656:

A tract of land lying in Section 35, Township 25 South, Range 19 East, Pasco County, Florida, being part of an unrecorded map and being more particularly described as follows:

From the Northeast corner of said Section 35, run North 89 degrees 07'11" West, along the North line, a distance of 2643.27 feet to a point; thence run North 89 degrees 04'16" West, a distance of 1722.64 feet to a point; thence run South 5 degrees 10'31" West, a distance of 941.61 feet to a point; thence run South 6 degrees 54'15" East, a distance of 153.55 feet to a point; thence run South 15 degrees 51'38" West, a distance of 172.20 feet to a point; thence run South 89 degrees 06'02" East, a distance of 901.50 feet to the Point of Beginning; thence continue South 89 degrees 06'02" East, a distance of 150.30 feet to a point; thence run South 0 degrees 53'58"

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V5

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2026CA002091CAAXES
ROCKET MORTGAGE, LLC, Plaintiff, vs. ANTONINO TRAVIA, et al., Defendants.

TO: ANTONINO TRAVIA 37234 NICOLE AVE, ZEPHYRHILLS, FL 33541

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

THE EAST 1/2 OF LOT 152, FORT KING ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 109, 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 19th, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA003806CAAXES
U.S BANK NATIONAL ASSOCIATION AS TRUSTEE OF THE MEB LOAN TRUST VIII Plaintiff(s), vs. RENEE LANE A/K/A RENEE L. LANE; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 9, 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 19th day of October, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 4: MATILDA `S WALK THE EAST 159.25 FEET OF TRACT 43, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

26-03282P

SUBSEQUENT INSERTIONS

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

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.:
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 URBAN
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:
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

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 26, 2026, the personal property in the below-listed units, which
may include but are not limited to: household and personal items, office and other
equipment. The public sale of these items will begin at 09:30 AM and continue
until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted
until 2 hours after the time of the sale specified..
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639,
(813) 388-9376
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
01018 - Grassi, Deanna; 01075 - Grassi, Deanna; 01110 - Martinez, Joaquin; 020481
- Alexander, Christopher; 02079 - Ditewig, Stephen; 02105 - Mendez, Dionne;
03089 - Valenti, Lorraine; 03184 - Hamilton, Dwana; 04007 - Abentroth, Sasha;
04078 - Cruz, Michelle; 04113 - Brown, Sommer; 04129 - Mitchell, Savannah;
04139 - Williams, Olivia; 04193 - Grassi, Deanna; 04200 - Campbell, Holly
PUBLIC STORAGE # 29314, 10031 Land O'Lakes Blvd, Land O'Lakes, FL
34638, (813) 776-1417
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
1152 - Nieves, Jacob Russell; 1241 - Nieves, Jacob
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 11, 18, 2026 26-02271

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 28, 2026, the personal property in the below-listed units, which
may include but are not limited to: household and personal items, office and other
equipment. The public sale of these items will begin at 09:30 AM and continue
until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted
until 2 hours after the time of the sale specified..
PUBLIC STORAGE # 30174, 37148 State Road 54, Zephyrhills, FL 33542,
(813) 761-9944
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1042 - Hicken, Ricky; A19 - Scott, William; B52 - Russell, Sharon; B59 - Wallace,
Randal; B64X - Wilson, Timothy; B72 - Ortiz-Garcia, Janessa; BB495 - Smith,
Spencer; BB502 - Powe, Keith; C230X - Wandling, Timothy; C237 - Jones, Mia;
C238 - Ivey, Tyler; CC393 - Williams, Lateshia; D260X - Rivera, Gabriela; D263X
- Miller, Staci; D270 - Lynch, Lynquella; F329X - Conte, Courtney; F330X - Conte,
Courtney; F332X - Barton, Rajhae; G294 - Will, Scott; G299X - Frith, John; G314
- Mattie, Christy; H198 - Hall, Rory; H220 - Koenen, Jennifer; J108 - Hall, Cindy
PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545,
(813) 697-1898
Time: 11:50 AM
Sale to be held at www.storagetreasures.com.
1004 - Jenkin, Charlotte; 1065 - Vega, Lenniuska; 1431 - Roberta, Amy; 2223 -
fraser, Heather; 2242 - Ocasio, Joksam
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 11, 18, 2026 26-02272P

SECOND 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 attor-
ney is set forth below.
All creditors of the decedent and
other persons having claims or de-
mands 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 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
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

SECOND INSERTION

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 SA-
LOMEA MONTROY AKA SALOMEA
T. MONTROY AKA SALOMEA TE-
RESA 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 repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a

SECOND 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
JIPSON A. ACOSTA VILLATORO,
Defendants,
To: Allen R. Stone and Jipson A. Acosta,
their unknown Heirs, Devises, Grant-
ees, 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 Re-
cords 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

SECOND 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 Identifica-
tion Number ITS3B2361CIS03781, and
all personal items located inside the
travel trailer. Last Tenant: Christopher
Don Maynard. Sale to be held at: Set-
tler's Rest RV Resort, 37549 Chancey
Road, Zephyrhills, Florida 33541, Tele-
phone: 813-782-2003.
September 11, 18, 2026 26-02323W



**SAVE
TIME**

E-mail your Legal Notice
legal@businessobserverfl.com

IV 0236
IV 0236

PUBLISH YOUR LEGAL NOTICE

**We publish all Public sale, Estate
& Court-related notices**

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County
name from the menu option
or email **legal@businessobserverfl.com**



**Business
Observer**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
IV 0236, V 01

ACTIONS / SALES

THIRD INSERTION

NOTICE OF ACTION FOR ADOPTION

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

CASE NO.:

26-DR-002872-DRAX-ES

IN THE MATTER OF THE ADOPTION OF: LANDON DECKER STEINBERG Adoptee.

TO: JAMES LEWIS MCFILLEN, JR. Last Known Address: 39235 Tucker Road Zephyrhills, Florida 33542

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

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

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

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

DATED: August 26, 2026

CLERK OF THE CIRCUIT COURT

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

26-02212P

FOURTH 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

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

SECOND 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 WILFRED OLIVERA, Deceased.

The administration of the estate of WILFRED 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

SECOND 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

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8922 WINDSONG LANE, PORT RICHEY, FL 34668

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8922 WINDSONG LANE, PORT RICHEY, FL 34668

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PART

SECOND 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

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. 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,

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

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure 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

SECOND 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.

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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

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

WITNESS my hand and the seal of this Court this September 3, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-01232
September 11, 18, 2026 26-02290P

SECOND INSERTION

TO: Unknown Tenant #2
Last Known Residence: 12538
Chenwood Ave Hudson, FL 34669
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
LOT 296, VERANDAHS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 64, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before October 13, 2026, and file the original with the clerk of this court either before service

--- ACTIONS / SALES ---

SECOND 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.

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.

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

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

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

SECOND INSERTION

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 ---

SECOND 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 Trust 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			

SECOND 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			

SECOND 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			

SECOND 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			

SECOND 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 MALCOLM 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			

SECOND 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

The following eight pages are special reprintings from the Business Review’s collection of essays on capitalism:

- “Strife as a way of life”
- by Leonard Read
- “What spending & deficits do”
- by Henry Hazlitt
- “The ‘bad’ people behind inflation”
- by Ludwig Von Mises

STRIFE

AS A WAY OF

LIFE

by Leonard Read

Abandon the ideal of peace and harmony, and the only alternative is to embrace strife and violence. Plunder, spoliation, special privilege, doing one’s own brand of good with the fruits of the labor of others — these all fall within strife and violence.

Broadly speaking, there are two opposing philosophies of human relationships. One commends that these relationships be in terms of peace and harmony. The other, while never overtly commended, operates by way of strife and violence.

One is peaceful; the other unpeaceful. When peace and harmony are adhered to, only willing exchange exists in the marketplace — the economics of reciprocity and practice of the Golden Rule. No special privilege is countenanced. All men are equal before the law, as before God.

The life and the livelihood of a minority of one enjoys the same respect as the lives and livelihoods of majorities, for such rights are, as set forth in the Declaration of Independence, conceived to be an endowment of the Creator. Everyone is completely free to act creatively as his abilities and ambitions permit; no restraint in this respect — none whatsoever.

Abandon the ideal of peace and harmony, and the only alternative is to embrace strife and violence, expressed ultimately as robbery and murder. Plunder, spoliation, special privilege, feathering one’s own nest at the expense of others, doing one’s own brand of good with the fruits of the labor of others — coercive, destructive and unpeaceful schemes of all sorts — fall within the order of strife and violence.

Are we abandoning the ideal of peace and harmony and drifting into the practice of strife and violence as a way of life? That’s the question to be examined in this chapter — and answered in the affirmative.

At the outset, it is well to ask why so few people are seriously concerned about this trend. William James may have suggested the reason: “Now, there is a striking law over which few people seem to have pondered. It is this: That among all the differences which exist, the only ones that interest us strongly are those we do not take for granted.”

Socialistic practices are now so ingrained in our thinking, so customary, so much a part of our mores, that we take them for granted. No longer do we ponder them; no longer do we even suspect that they are founded on strife and violence. Once a socialistic practice has been Americanized, it becomes a member of the family so to speak and, as a consequence, is rarely suspected of any violent or evil taint.

With so much socialism now taken for granted, we

are inclined to think that only other countries condone and practice strife and violence — not us.

Who, for instance, ever thinks of TVA as founded on strife and violence? Or social security, federal urban renewal, public housing, foreign aid, farm and all other subsidies, the Post Office, rent control, other wage and price controls, all space projects other than for strictly defensive purposes, compulsory unionism, production controls, tariffs and all other governmental protections against competition?

Who ponders the fact that every one of these aspects of state socialism is an exemplification of strife and violence and that such practices are multiplying rapidly?

The word “violence,” as here used, refers to a particular kind of force. Customarily, the word is applied indiscriminately to two distinct kinds of force, each as different from the other as an olive branch differs from a gun.

One is defensive or repellent force. The other is initiated or aggressive force.

If someone were to initiate such an action as flying at you with a dagger, that would be an example of aggressive force. It is this kind of force I call strife or violence. The force you would employ to repel the violence I would call defensive force.

Try to think of a single instance where aggressive force — strife or violence — is morally warranted. There is none. Violence is morally insupportable!

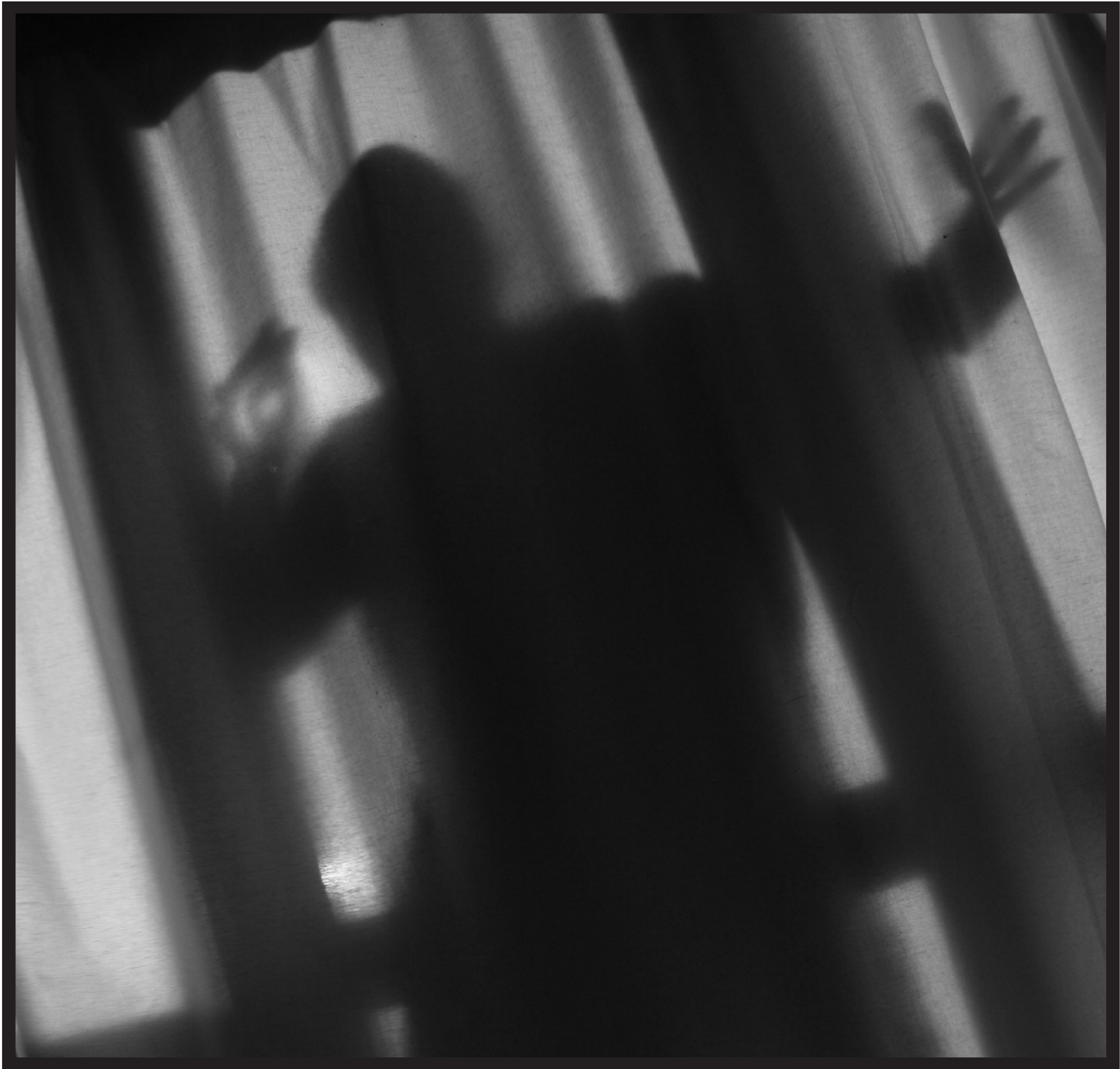
Defensive force is never an initial action. It comes into play only secondarily, that is, as the antidote to aggressive force or violence. Any individual has a moral right to defend his life, the fruits of his labor (that which sustains his life), and his liberty — by demeanor, by persuasion or with a club if necessary. Defensive force is morally warranted.

Moral rights are exclusively the attributes of individuals. They inhere in no collective, governmental or otherwise. Thus, political officialdom, in sound theory, can have no rights of action which do not pre-exist as rights in the individuals who organize government.

To argue contrarily is to construct a theory no more tenable than the Divine Right of Kings. For, if the right to government action does not



As the individual has the moral right to defend his life and property — a right common to all individuals, a universal right — he is within his rights to delegate this right of defense to a societal organization. We have here the logical prescription for government’s limitation. It performs morally when it carries out the individual moral right of defense.



originate with the organizers of said government, from whence does it come?

As the individual has the moral right to defend his life and property — a right common to all individuals, a universal right — he is within his rights to delegate this right of defense to a societal organization. We have here the logical prescription for government’s limitation. It performs morally when it carries out the individual moral right of defense.

As the individual has no moral right to use aggressive force against another or others — a moral limitation common to all individuals — it follows that he cannot delegate that which he does not possess. Thus, his societal organization — government — has no moral right to aggress against another or others. To do so would be to employ strife or violence.

To repeat a point, it is necessary to recognize that man’s energies manifest themselves either destructively or creatively, peacefully or violently. It is the function of government to inhibit and to penalize the destructive or

violent manifestations of human energy.

It is a malfunction to inhibit, to penalize, to interfere in any way whatsoever with the peaceful or creative or productive manifestations of human energy. To do so is clearly to aggress, that is, to take violent action.

The above essay is an excerpt from “Strife as a Way of Life,” published in 1964 as a chapter in Leonard Read’s classic book, “Anything That’s Peaceful.” Read was the founder of the Foundation for Economic Education, an organization that, to this day, espouses the philosophy of individual freedom and virtues of capitalism. Copyright Foundation for Economic Education. Reprinted with permission.



WHAT SPENDING & DEFICITS DO

by Henry Hazlitt

Chronic excessive government spending and chronic huge deficits are twin evils. They stifle the growth and expansion of private-sector wealth. And that means fewer jobs.

The direct cause of inflation is the issuance of an excessive amount of paper money. The most frequent cause of the issuance of too much paper money is a government budget deficit.

The majority of economists have long recognized this, but the majority of politicians have studiously ignored it. One result, in this age of inflation, is that economists have tended to put too much emphasis on the evils of deficits as such and too little emphasis on the evils of excessive government spending, whether the budget is balanced or not.

So it is desirable to begin with the question: What is the effect of government spending on the economy — even if it is wholly covered by tax revenues?

The economic effect of government spending depends on what the spending is for, compared with what the private spending it displaces would be for. To the extent that the government uses its tax-raised money to provide more urgent services for the community than the taxpayers themselves otherwise would or could have provided, the government spending is beneficial to the community.

To the extent that the government provides policemen and judges to prevent or mitigate force, theft and fraud, it protects and encourages production and welfare. The same applies, up to a certain point, to what the government pays out to provide armies and armament against foreign aggression. It applies also to the provision by city governments of sidewalks, streets and sewers, and to the provision by states of roads, parkways and bridges.

But government expenditure even on necessary types of service may easily become excessive. Sometimes it may be difficult to measure exactly where the point of excess begins. It is to be hoped, for example, that armies and armament may never need to be used, but it does not follow that providing them is mere waste. They are a form of insurance premium; and in this world of nuclear warfare and incendiary slogans, it is not easy to say how big a premium is enough. The exigencies of politicians seeking re-election, of course, may very quickly lead to unneeded roads and other public works.

Welfare spending

Waste in government spending in other directions can soon become flagrant. The money spent on various forms of relief, now called “social welfare,” is more responsible for the spending explosion of the U.S. gov-

ernment than any other type of outlay.

In the fiscal year 1927, when total expenditures of the federal government were \$2.9 billion, a negligible percentage of that amount went for so-called welfare. In fiscal 1977, when prospective total expenditures have risen to \$394.2 billion — 136 times as much — welfare spending alone (education, social services, Medicaid, Medicare, Social Security, veterans benefits, etc.) comes to \$205.3 billion, or more than half the total. The effect of this spending is on net balance to reduce production, because most of it taxes the productive to support the unproductive.

As to the effect of the taxes levied to pay for the spending, all taxation must discourage production to some extent, directly or indirectly. Either it puts a direct penalty on the earning of income, or it forces producers to raise their prices and so diminish their sales, or it discourages investment, or it reduces the savings available for investment; or it does all of these.

Some forms of taxation have more harmful effects on production than others. Perhaps the worst is heavy taxation of corporate earnings. This discourages business and output; it reduces the employment that the politicians profess to be their primary concern; and it prevents the capital formation that is so necessary to increase real productivity, real income, real wages, real welfare.

Almost as harmful to incentives and to capital formation is progressive personal income taxation. And the higher the level of taxation the greater the damage it does.

Disruption of the economy

Let us consider this in more detail. The greater the amount of government spending, the more it depresses the economy.

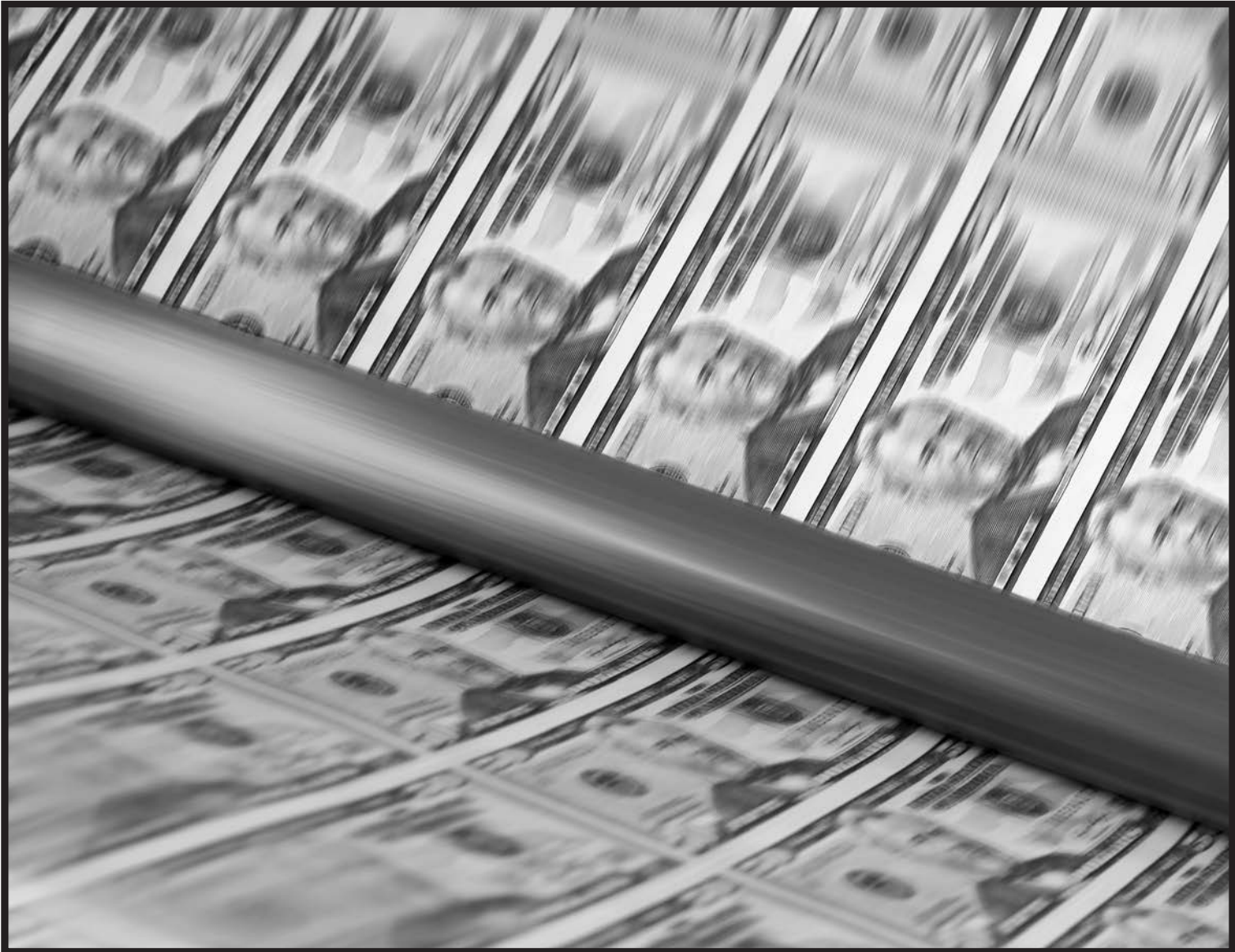
In so far as it is a substitute for private spending, it does nothing to “stimulate” the economy. It merely directs labor and capital into the production of less necessary goods or services at the expense of more necessary goods or services.

It leads to malproduction.

It tends to direct funds out of profitable capital investment and into immediate consumption. And most “welfare” spending, to repeat, tends to support the unproductive at the expense of the productive.

But more importantly, the higher the level of government spending, the higher the





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level of taxation. And the higher the level of taxation, the more it discourages, distorts and disrupts production. It does this much more than proportionately.

A 1% sales tax, personal income tax or corporation tax would do very little to discourage production, but a 50% rate can be seriously disruptive. Just as each additional fixed increment of income will tend to have a diminishing marginal value to the receiver, so each additional subtraction from his income will mean a more than proportional deprivation and disincentive.

The adjective “progressive” usually carries an approbatory connotation, but an income tax can appropriately be called “progressive” only in the sense that a disease can be called progressive. So far as its effect on incentives and production are concerned, such a tax is increasingly retrogressive or repressive.

Total spending is key

Though, broadly speaking, only a budget deficit tends to lead to inflation, the recognition of this truth has led to a serious underestimation of the harmfulness of an exorbitant level of total government spending.

While a budget balanced at a level of \$100 billion for both spending and tax revenues may be acceptable (at, say, 1977’s level of national income and dollar purchasing power), a budget balanced at a level above \$400

billion may in the long run prove ruinous. In the same way, a deficit of \$50 billion at a \$400 billion level of spending is far more ominous than a deficit of the same amount at a spending level of \$200 billion. An exorbitant spending level, in sum, can be as great or a greater evil than a huge deficit. Everything depends on their relative size, and on their combined size compared with the national income.

Let us look first at the effect of a deficit as such. That effect will depend in large part on how the deficit is financed. Of course if, with a given level of spending, a deficit of, say, \$50 billion is then financed by added taxation, it ceases by definition to be a deficit. But it does not follow that this is the best course to take.

Whenever possible (except, say, in the midst of a major war) a deficit should be eliminated by reducing expenditures rather than by increasing taxes, because of the harm the still heavier taxes would probably do in discouraging and disorganizing production.

It is necessary to emphasize this point, because every so often some previous advocate of big spending suddenly turns “responsible,” and solemnly tells conservatives that if they want to be equally responsible it is now their duty to “balance the budget” by raising taxes to cover the existing and planned expenditures.

Such advice completely begs the question. It tac-



itly assumes that the existing or planned level of expenditures, and all its constituent items, are absolutely necessary, and must be fully covered by increased taxes no matter what the cost in economic disruption.

We have had 39 deficits in the 47 fiscal years since 1931. The annual spending total has gone up from \$3.6 billion in 1931 to \$394.2 billion — 110 times as much — in 1977. Yet the argument that we must keep on balancing this multiplied spending by equally multiplied taxation continues to be regularly put forward. The only real solution is to start slashing the spending before it destroys the economy.

Two Ways to Pay

Given a budget deficit, however, there are two ways in which it can be paid for. One is for the government to pay for its deficit outlays by printing and distributing more money.

This may be done either directly, or by the government’s asking the Federal Reserve or the private commercial banks to buy its securities and to pay for them either by creating deposit credits or with newly issued inconvertible Federal Reserve notes. This of course is simple, naked inflation.

Or the deficit may be paid for by the government’s selling its bonds to the public, and having them paid for out of real savings. This is not directly inflationary, but it merely leads to an evil of a different kind. The government borrowing competes with and “crowds out” private capital investment, and so retards economic growth.

Let us examine this a little more closely. There is at any given time a total amount of actual or potential savings available for investment. Government statistics regularly give estimates of these. The gross national product in 1974, for example, is given as \$1,499 billion. Gross private saving was \$215.2 billion — 14.4% of this — of which \$74 billion consisted of personal saving and \$141.6 billion of gross business saving. But the federal budget deficit in that year was \$11.7 billion, and in 1975 \$73.4 billion, seriously cutting down the amount that could go into the capital investment necessary to increase productivity, real wages and real long-run consumer welfare.

Sources and uses of capital

The government statistics estimate the amount of gross private domestic investment in 1974 at \$215 billion and in 1975 at \$183.7 billion. But it is probable that the greater part of this represented mere replacement of deteriorated, worn-out or obsolete plant, equipment and housing, and that new capital formation was much smaller.

Let us turn to the amount of new capital supplied through the security markets. In 1973, total new issues of securities in the United States came to \$99 billion. Of these, \$32 billion consisted of private corporate stocks and bonds, \$22.7 billion of state and local bonds and notes, \$1.4 billion of bonds of foreign governments, and \$42.9 billion of obligations of the U.S. government or of its agencies. Thus of the combined total of \$74.9 billion borrowed by the U.S. government and by private industry, the government got 57%, and private industry only 43%.

The crowding-out argument can be stated in a few elementary propositions.

- 1. Government borrowing competes with private borrowing.
- 2. Government borrowing finances government deficits.
- 3. What the government borrows is spent chiefly on consumption, but what private industry borrows chiefly finances capital investment.
- 4. It is the amount of new capital investment that is chiefly responsible for the improvement of economic conditions.

The possible total of borrowing is restricted by the

amount of real savings available. Government borrowing crowds out private borrowing by driving up interest rates to levels at which private manufacturers who would otherwise have borrowed for capital investment are forced to drop out of the market.

Why the Deficits?

Yet government spending and deficits keep on increasing year by year. Why? Chiefly because they serve the immediate interests of politicians seeking votes, but also because the public still for the most part accepts a set of sophistical rationalizations.

The whole so-called Keynesian doctrine may be summed up as the contention that deficit spending, financed by borrowing, creates employment, and that enough of it can guarantee “full” employment.

The American people have even had foisted upon them the myth of a “full-employment budget.” This is the contention that projected federal expenditures and revenues need not be, and ought not to be, those that would bring a real balance of the budget under actually

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existing conditions, but merely those that would balance the budget if there were “full employment.”

To quote a more technical explanation (as it appears, for example, in the Economic Report of the President of January, 1976): “Full employment surpluses or deficits are the differences between what receipts and expenditures are estimated to be if the economy were operating at the potential output level consistent with a 4% unemployment” (p. 54).

A table in that report shows what the differences would have been for the years 1969 to 1975, inclusive, between the actual budget and the so-called full-employment budget. For the calendar year 1975, for example, actual receipts were \$283.5 billion and expenditures \$356.9 billion, leaving an actual budget deficit of \$73.4 billion.

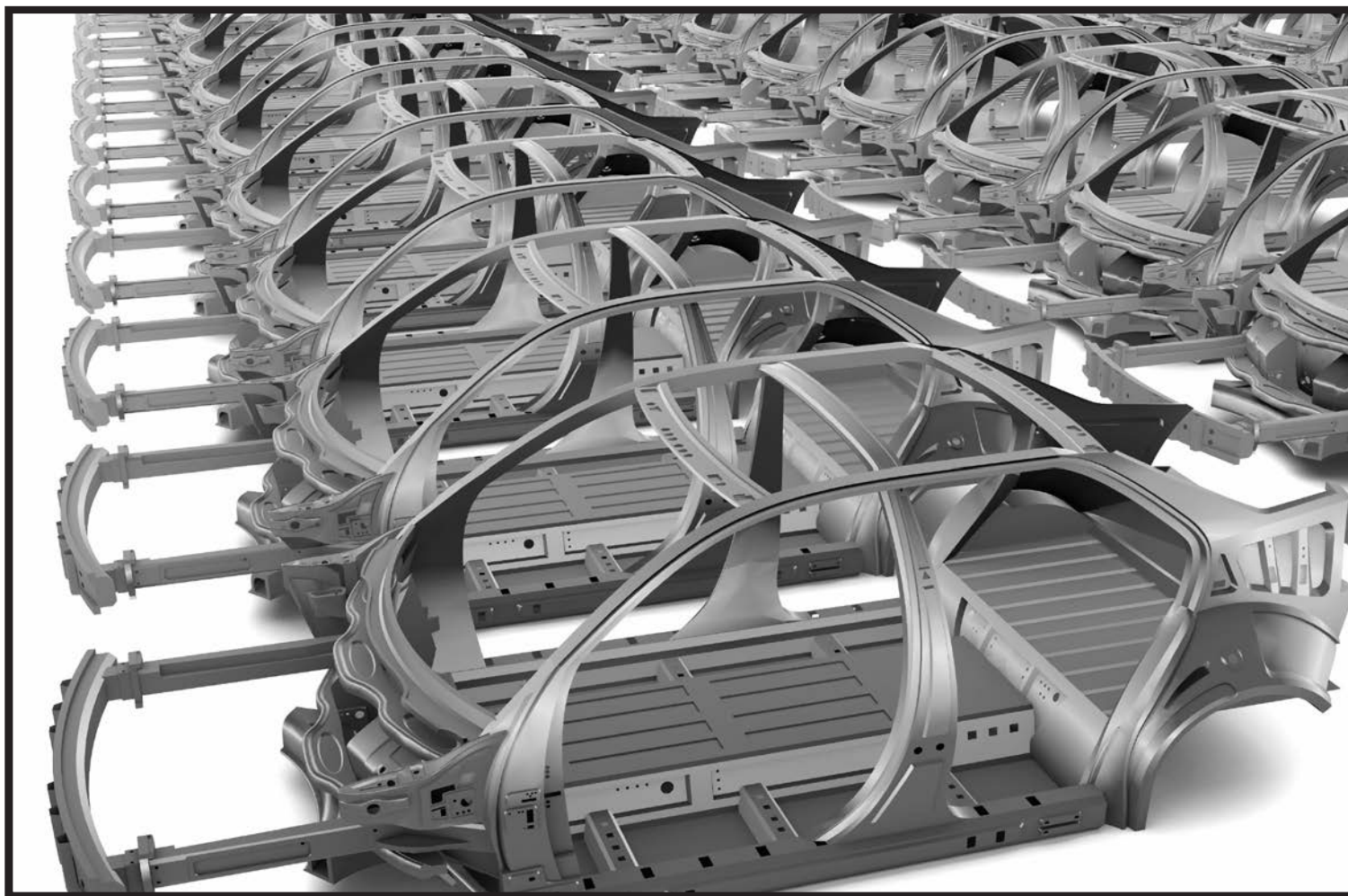
But in conditions of full employment, receipts from the same tax rates might have risen to \$340.8 billion, and expenditures might have fallen to \$348.3 billion, leaving a deficit not of \$73.4 billion but only of \$7.5 billion. Nothing to worry about.

Priming the pump

Nothing to worry about, perhaps, in a dream world. But let us return to the world of reality. The implication of the full-employment budget philosophy (though it is seldom stated explicitly) is not only that in a time of high unemployment it would make conditions even worse to aim at a real balance of the budget, but that a full-employment budget can be counted on to bring full employment.

The proposition is nonsense. The argument for it assumes that the amount of employment or unemployment depends on the amount of added dollar “purchasing power” that the government decides to squirt into the economy. Actually the amount of unemployment is chiefly





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determined by entirely different factors — by the relations in various industries between selling prices and costs; between particular prices and particular wage-rates; by the wage-rates exacted by strong unions and strike threats; by the level and duration of unemployment insurance and relief payments (making idleness more tolerable or attractive); by the existence and height of legal minimum-wage rates; and so on.

But all these factors are persistently ignored by the full-employment budgeteers and by all the other advocates of deficit spending as the great panacea for unemployment.

One-way formula

It may be worthwhile, before we leave this subject, to point to one or two of the practical consequences of a consistent adherence to a full employment-budget policy.

In the 28 years from 1948 to 1975 inclusive, there were only eight in which unemployment fell below the government target-level of 4%. In all the other years, the full-employment-budgeteers (perhaps we should call them the “fulembudgers” for short) would have prescribed an actual deficit. But they say nothing about achieving a surplus in the full-employment years, much less about its desirable size. Presumably they would consider any surplus at all, any repayment of the government debt, as extremely dangerous at any time.

So a prescription for full-employment budgeting might not produce very different results in practice from a prescription for perpetual deficit.

Perhaps an even worse consequence is that as long as this prescription prevails, it can only act to divert attention from the real causes of unemployment and their real cure...

The Phillips Curve

A myth even more pernicious than the full-employment budget, and akin to it in nature, is the Phillips Curve. This is the doctrine that there is a “trade-off” between employment and inflation, and that this can be plotted on a precise curve — that the less inflation, the more unemployment, and the more inflation the less unemployment.

But this incredible doctrine is more directly related to currency issue than to government spending and deficits and can best be examined elsewhere.

In conclusion: Chronic excessive government spending and chronic huge deficits are twin evils. The deficits lead more directly to inflation, and therefore in recent years they have tended to receive a disproportionate amount of criticism from economists and editorial writers.

But the total spending is the greater evil, because it is the chief political cause of the deficits. If the spending were more moderate, the taxes to pay for it would not have to be so oppressive, so damaging to incentive, so destructive of employment and production.

So the persistence and size of deficits, though serious, is a derivative problem; the primary evil is the exorbitant spending, the Leviathan “welfare” state. If the spending were brought within reasonable bounds, the taxes to pay for it would not have to be so burdensome and demoralizing, and politicians could be counted on to keep the budget balanced.

Henry Hazlitt wrote this essay for the Foundation for Economic Education in 1977. Copyright Foundation for Economic Education (fee.org). Reprinted with permission.



THE 'BAD' PEOPLE BEHIND INFLATION

By Ludwig von Mises

When prices rise, politicians say the profiteers must be stopped. But the politicians never accept that they, and only they, are responsible for inflation.

I assume that you know how the banking system developed and how the banks could improve the services tendered by gold by transferring assets from one individual to another individual in the books of the banks.

When you study the development of the history of money, you will discover that there were countries in which there were systems in which all the payments were made by transactions in the books of a bank, or of several banks.

The individuals acquired an account by paying gold into this bank. There is a limited quantity of gold, so the payments that are made are limited. And it was possible to transfer gold from the account of one man to the account of another.

But then the governments began something which I can only describe in general words. The governments began to issue paper which they wanted to serve the role, perform the service, of money. When people bought something, they expected to receive from their bank a certain quantity of gold to pay for it.

But the government asked: What's the difference whether the people really get gold or whether they get a title from the bank that gives them the right to ask for gold? It will be all the same to them.

So the government issued paper notes, or gave the bank the privilege to issue paper notes, which gave the receiver the right to ask for gold. This led to an increase in the number of paper banknotes, which gave to the bearer the right to ask for gold.

Not too long ago, our government proclaimed a new method for making everybody prosperous: a method called "deficit financing."

Now that is a wonderful word. You know, technical terms have the bad habit of not being understood by people. The government and the journalists who were writing for the government told us about this "deficit spending."

It was wonderful! It was considered something that would improve conditions in the whole country. But if you translate this into more common language, the language of the uneducated, then you say "printed money."

The government says this is only due to your lack of education; if you had an education, you wouldn't say "printed money"; you would call it "deficit financing" or "deficit spending."

Now what does this mean? Deficits! This means that the government spends more than it collects in taxes

and in borrowing from the people; it means government spending for all those purposes for which the government wants to spend. This means inflation, pushing more money into the market; it doesn't matter for what purpose.

And that means reducing the purchasing power of each monetary unit. Instead of collecting the money that the government wanted to spend, the government fabricated the money.

Printing money is the easiest thing. Every government is clever enough to do it. If the government wants to pay out more money than before, if it wants to buy more commodities for some purpose or to raise the salaries of government employees, no other way is open to it under normal conditions than to collect more taxes and use this increased income to pay, for instance, for the higher wages of its employees.

The fact that people have to pay higher taxes so that the government may pay higher wages to its employees means that individual taxpayers are forced to restrict their expenditures. This restriction of purchases on the part of the taxpayers counteracts the expansion of purchases by those receiving the money collected by the government. Thus, this simple contraction of spending on the part of some — the taxpayers from whom money is taken to give to others — does not bring about a general change in prices.

The thing is that the individual cannot do anything that makes the inflationary machine and mechanism work. This is done by the government.

The government makes the inflation. And if the government complains about the fact that prices are going up and appoints committees of learned men to fight against the inflation, we have only to say: "Nobody other than you, the government, brings about inflation, you know."

On the other hand, if the government does not raise taxes, does not increase its normal revenues, but prints an additional quantity of money and distributes it to government employees, additional buyers appear on the market. The number of buyers is increased as a result, while the quantity of goods offered for sale remains the same. Prices necessarily go up because there are more people with more money asking for commodities which had not increased in supply.

The government does not speak of the increase in the quantity of money as "inflation;" it calls the fact that commodity prices are going up "infla-





The government does not speak of the increase in the quantity of money as 'inflation;' it calls the fact that commodity prices are going up 'inflation.' But the individual cannot do anything that makes the inflationary machine work. This is done by the government.



tion." The government then asks who is responsible for this "inflation," that is for the higher prices? The answer — "bad" people; they may not know why prices are going up, but nevertheless they are sinning by asking for higher prices.

The best proof that inflation — the increase in the quantity of money — is very bad is the fact that those who are making the inflation are denying again and again, with the greatest fervor, that they are responsible.

"Inflation?" they ask. "Oh! This is what you are doing because you are asking higher prices. We don't know

why prices are going up. There are bad people who are making the prices go up. But not the government!"

And the government says: "Higher prices? Look, these people, this corporation, this bad man, the president of this corporation, ..." Even if the government blames the unions — I don't want to talk about the unions — but even then we have to realize what the unions cannot do is to increase the quantity of money. And, therefore, all the activities of the unions are within the framework that is built by the government in influencing the quantity of money.

The situation, the political situation, the discussion of the problem of inflation, would be very different if the people who are making the inflation, the government, were openly saying, "Yes, we do it. We are making the inflation. Unfortunately, we have to spend more than people are prepared to pay in taxes."

But they don't say this. They do not even say openly to everybody, "We have increased the quantity of money. We are increasing the quantity of money because we are spending more, more than you are paying us." And this leads us to a problem which is purely political.

Those into whose pockets the additional money goes first profit from the situation, whereas others are compelled to restrict their expenditures.

The government does not acknowledge this; it does not say, "We have increased the quantity of money and, therefore, prices are going up." The government starts by saying, "Prices are going up. Why? Because people are bad. It is the duty of the government to prevent bad people from bringing about this upward movement of prices, this inflation. Who can do this? The government!"

Then the government says: "We will prevent profiteering, and all these things. These people, the profiteers are the ones who are making inflation; they are asking higher prices." And the government elaborates "guidelines" for those who do not wish to be in wrong with the government. Then, it adds that this is due to "inflationary pressures."

They have invented many other terms also which I cannot remember, such silly terms, to describe this situation — "cost-push inflation," "inflationary pressures," and the like. Nobody knows what an "inflationary pressure" is; it has never been defined. What is clear is what inflation is.

Inflation is a considerable addition to the quantity of money in circulation. This upward movement of prices due to the inflation, due to the fact that the system was inflated by additional quantities of money, brings the prices up. And this system can work for some time, but only if there is some power that restricts the government's wish to expand the quantity of money and is powerful enough to succeed to some extent in this regard.

The evils which the government, its helpers, its committees and so on, acknowledge are connected with this inflation. but not in the way in which they are discussed. This shows that the intention of the governments and of its propagators (propagandizers promoters) is to conceal the real cause of what is happening.

If we want to have a money that is acceptable on the market as the medium of exchange, it must be something that cannot be increased with a profit by anybody, whether government or a citizen. The worst failures of money, the worst things done to money were not done by criminals but by governments, which very often ought to be considered, by and large, as ignoramuses but not as criminals.

The above article is from "Ludwig von Mises on Money & Inflation, a Synthesis of Several Lectures," compiled by Bettina Bien Greaves. Ms. Greaves attended von Mises' lectures in the 1960s at the Foundation for Economic Education. Copyright Foundation for Economic Education. Reprinted with permission.

