PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District shall be held at 10:00 a.m. at the Hampton Inn & Suites by Hilton Tampa-Wesley Chapel located at 12740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544. The meeting dates are as follows:

October 28, 2026
November 25, 2026
December 23, 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 will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 at (813) 873-7300 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Inframark
District Management

September 25, 2026 26-02406P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
Ballantrae 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 Ballantrae Community Development District shall be held at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida. 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 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 and posted on the District's Website www.ballantraecdd.org. A copy of the agenda for the meetings listed above may be obtained from the website, or via email Patricia@havenmgtsol.com, or from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 at (407) 574-3250, 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 Anchor Stone Management at (407) 574-3250. 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.

Haven Management Solutions, District Management

September 25, 2026 26-02405P

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Palmetto Ridge Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

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

* Meeting may be rescheduled or canceled due to the holiday.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

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

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

Angel Montagna
District Manager

September 25, 2026 26-02410P

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hillcrest Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

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

* Meeting may be rescheduled or canceled due to the holiday.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

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

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

Angel Montagna
District Manager

September 25, 2026 26-02407P

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Hilltop Point Community Development District shall be held at 10:15 a.m. at the Hampton Inn & Suites by Hilton Tampa-Wesley Chapel located at 12740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544. The meeting dates are as follows:

October 28, 2026
November 25, 2026
December 23, 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 will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 at (813) 873-7300 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office.

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

Inframark
District Management

September 25, 2026 26-02408P

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers East Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

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

* Meeting may be rescheduled or canceled due to the holiday.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

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

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

Angel Montagna
District Manager

September 25, 2026 26-02411P

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers West Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

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

* Meeting may be rescheduled or canceled due to the holiday.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

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

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

Angel Montagna
District Manager

September 25, 2026 26-02413P

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers North Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

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

* Meeting may be rescheduled or canceled due to the holiday.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

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

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

Angel Montagna
District Manager

September 25, 2026 26-02412P

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the West Hillcrest Community Development District shall be held at 10:45 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638. The meeting dates are as follows:

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

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

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Inframark
District Management

September 25, 2026 26-02414P

--- PUBLICS ---

FIRST INSERTION

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Meadow Pointe II Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543, on the first and third Wednesday of every month at 6:30 p.m., unless otherwise indicated as follows:

October 7, 2026*	October 21, 2026
November 4, 2026*	November 18, 2026
December 2, 2026*	December 16, 2026
January 6, 2027*	January 20, 2027
February 3, 2027*	February 17, 2027
March 3, 2027*	March 17, 2027
April 7, 2027*	April 21, 2027
May 5, 2027*	May 19, 2027
June 2, 2027*	June 16, 2027
July 7, 2027*	July 21, 2027
August 4, 2027*	August 18, 2027
September 1, 2027*	September 15, 2027

*The first meeting of the month will be followed by a workshop.

The Deed Restriction Violation Committee ("DRVC") will hold their meetings for Fiscal year 2027 at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543, on the third Monday of every month at 6:30 p.m., unless otherwise indicated as follows:

October 19, 2026
November 16, 2026
December 14, 2026
January 18, 2027
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 14, 2027
July 19, 2027
August 16, 2027
September 13, 2027

The meetings and workshops will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. 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 the meetings and workshops may be obtained by contacting the office of the District Manager c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("District Manager's Office") or by visiting the District's website at https://www.meadowpointeIIcdd.org/.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 873-7300 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 a 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
Lee Graffius
September 25, 2026 26-02409P

FIRST INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 11:00 a.m., unless otherwise specified, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544 on the following dates:

October 20, 2026
November 17, 2026
December 15, 2026 at 5:00 p.m.
January 19, 2027 at 5:00 p.m.
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027 at 5:00 p.m.
June 15, 2027 at 5:00 p.m.
July 20, 2027
August 17, 2027
September 21, 2027 at 5:00 p.m.

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 meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://harvesthillscdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at the meetings 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.

District Manager
September 25, 2026 26-02470P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 939409 from Meritage Homes 10117 Princess Palm Avenue, Suite 550 Tampa, FL 33610. Application received: 4/20/2026. Proposed activity: residential subdivision. Project name: Rowan Townhouses. Project size 17.36 acres Location: Section(s) 10, Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
September 25, 2026 26-02459P

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 11:00 a.m., unless otherwise specified, or as soon thereafter as the matter may be heard, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544 on the following dates:

October 20, 2026
November 17, 2026
December 15, 2026 at 5:00 p.m.
January 19, 2027 at 5:00 p.m.
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027 at 5:00 p.m.
June 15, 2027 at 5:00 p.m.
July 20, 2027
August 17, 2027
September 21, 2027 at 5:00 p.m.

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 meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://harvesthillssouthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at the meetings 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.

District Manager
September 25, 2026 26-02468P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
Angeline 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 Angeline Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

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

The meetings 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 25, 2026 26-02477P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
North AR-1 of Pasco 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 North AR-1 of Pasco Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

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

The meetings 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 25, 2026 26-02478P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
McKendree Pointe 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 McKendree Pointe Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

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

The meetings 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 25, 2026 26-02466P

FIRST INSERTION

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF CHANGE OF BOARD OF SUPERVISORS MEETING

NOTICE IS HEREBY GIVEN by the Epperson North Community Development District that the Board of Supervisors ("Board") will hold its regular October meeting on **Monday, October 5, 2026** at **6:00 p.m.** at the **Epperson North Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545.** At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours or on the Epperson North Community Development District's website: www.eppersonnorthcdd.org seven days in advance of the meeting.

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

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

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

District Manager
September 25, 2026 26-02481P

FIRST INSERTION

NOTICE OF BOARD MEETING
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Coppersrping Community Development District will hold their regular monthly meeting on October 13, 2026 at 8:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

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

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

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

Sean Craft
District Manager
September 25, 2026 26-02488P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Mater Academy Northwood Middle School located at 1180 Dunham Station Drive, in the County of PASCO COUNTY in the city of WESLEY CHAPEL, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PASCO COUNTY, Florida, this 9th day of September, 2026.

MATER ACADEMY, INC.
September 25, 2026 26-02420P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Starkey's Cuts for Kids, located at 5468 Sweet William Ter, in the City of Land O Lakes, County of Pasco, State of FL, 34639, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of September, 2026.

PRICELESS CUTS LLC
5468 Sweet William Ter
Land O Lakes, FL 34639
September 25, 2026 26-02469P

--- PUBLICS ---

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Harvest Hills South Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: October 20, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn and Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

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

Description of Assessments

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

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

*Does not include collection costs and early payment discounts

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

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

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

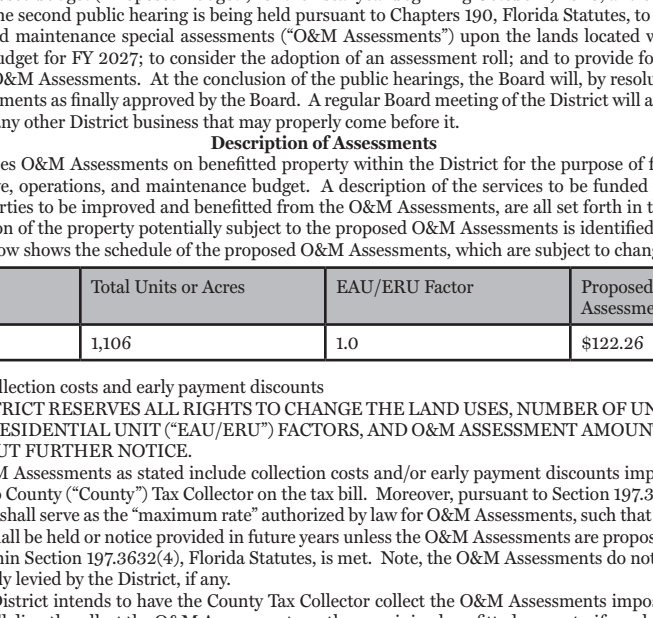
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://harvesthillssouthcdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



September 25, 2026 26-02487P

FIRST INSERTION

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS.

The Board of Supervisors ("Board") of the Preserve at Legends Pointe 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 22, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
May 19, 2027
June 16, 2027
August 18, 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 meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://preserveatlegendspointecdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at the meetings 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.

District Manager

September 25, 2026 26-02500P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Mater Academy Northwood Elementary School located at 1180 Dunham Station Drive, in the County of PASCO COUNTY in the city of WESLEY CHAPEL, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PASCO COUNTY, Florida, this 9th day of September, 2026.

MATER ACADEMY, INC.

September 25, 2026 26-02421P

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 Albeo Business Advisors located at 7639 Blue Spring Dr in the City of Land O Lakes, Pasco, FL 34637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, 2026

Albeo FL LLC

September 25, 2026 26-02402P

FIRST INSERTION

NOTICE OF BOARD MEETING MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting on October 13, 2026 at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

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

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

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

Sean Craft
District Manager

September 25, 2026 26-02489P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
2025DP000052DPAXWS-08
In the Interest of:
W.B., DOB: 04/13/2024
L.B., DOB: 07/28/2025
Minor Children.

TO: Christopher Baker
Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of W.B., a male child, born on April 13, 2024, in Culpeper County, State of Virginia, and L.B., a female child born on July 28, 2025, in Pasco County, State of Florida as Christopher Baker and commitment of W.B and L.B. to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654, on October 29, 2026 at 10:30 AM EST.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF W.B and L.B. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO W.B and L.B. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

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

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

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

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Patricia See
Assistant State Attorney
Bar No. 0098990
P.O. Box 17500
Clearwater, Florida 33762-0500
(727) 847-8158
(SEAL)

WITNESS my hand as a Clerk of said court and the Seal thereof, this 22nd day of September, 2026.

Office of Nikki Alvarez-Sowles, Esquire
CLERK AND COMPTROLLER
By: /s/ Karen S. Papadopoulos
Deputy Clerk

Sept. 25; Oct. 2, 9, 16, 2026 26-02491P

FIRST INSERTION

NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on October 6, 2026, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board 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.

Daryl Adams
District Manager

September 25, 2026 26-02495P

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 Mikes Custom Coatings located at 18219 Drayton St in the City of Spring Hill, Pasco, FL 34610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of September, 2026

Michael Waldron

September 25, 2026 26-02485P

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 WATAN CAFE located at 11385 LINDEN DEPOT RD in the City of SAN ANTONIO, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of September, 2026

AHMAD KATAW

September 25, 2026 26-02484P

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1000881 from Momentum Childcare, LLC., south of SR52 and east of McKendree Road in San Antonio, FL. Application received August 19th, 2026. Proposed activity: construction of a 12,500 SF daycare facility on a 2.56-acre lot. Project name: Childcare at Abbey Crossings. Project size: 2.56 Acres. Location: Section(s) 16 Township 25, Range 20, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

September 25, 2026 26-02415P

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 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 18th day of September, 2026

Antonio Rosselli

September 25, 2026 26-02467P

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 Shine & Stars located at 32991 Regent Canal st in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, 2026

HANDY MAXIMAN LLC

September 25, 2026 26-02422P

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 Healthcare Marketing by Synergy located at 5745 Main St Suite 203 in the City of New Port Richey, Pasco, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September, 2026

Justin Miller

September 25, 2026 26-02511P

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- PUBLICS ---

FIRST INSERTION

MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Magnolia Island Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates and times:

Meeting Date	Meeting Time
October 22, 2026	12:00 PM
December 10, 2026	5:00 PM
January 14, 2027	1:00 PM
February 11, 2027	5:00 PM
March 11, 2027	5:00 PM
May 13, 2027	1:00 PM
June 10, 2027	5:00 PM
August 12, 2027	1:00 PM

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 meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://magnoliaislandcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at the meetings 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.

District Manager
September 25, 2026 26-02507P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000168TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205384
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0150-25300-0280
MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 28 & 29 BLOCK 253 OR 5313 PG 88
Name(s) in which assessed:
KENNETH WAYNE MORROW SR
KAREN MORROW
JUDY MORROW
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02434P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000153TDAXXX

NOTICE IS HEREBY GIVEN,
That MARTIN PICO, 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 #: 2203963
Year of Issuance: 06/01/2023
Description of Property:
24-26-18-0000-02500-0010
NORTH 2/3 OF WEST 1/4 OF NE1/4 OF NW1/4 SOUTH OF RR R/W & NORTH 1/3 OF SE1/4 OF NW1/4 OF NW1/4 SUBJECT TO NATURAL GAS PIPELINE ESMT PER OR 3380 PG 1283 & OR 8168 PG 554
Name(s) in which assessed:
TONY ROWE
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02425P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000171TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204948
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0060-08000-0030
BLK 80 MOON LAKE ESTS UNIT 6 PB 4 PGS 90, 91 LOTS 3 TO 6 INCL
Name(s) in which assessed:
WABAYO LAND TRUST #10725
WABAYO LAND TRUST #10725 DATED AUGUST 22, 2023
RIZAHI NJAMZA TRUSTEE
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02437P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000174TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2200239
Year of Issuance: 06/01/2023
Description of Property:
26-23-21-0000-02000-0030
NORTH 60 FT OF SOUTH 240 FT OF SW1/4 OF NW1/4 OF NE1/4 W OF RR LESS WEST 80 FT THEREOF
Name(s) in which assessed:
ARKA HOMES 2 LLC
SRINIVASULU KANDUKURU REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02440P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000151TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K 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 #: 2209687
Year of Issuance: 06/01/2023
Description of Property:
34-26-16-0000-00500-0120
CHELSEA PLACE CONSERVATION EASEMENT PARCEL 4 LESS PORS LYING WITHIN FOLL DESC CHELSEA PLACE RELEASE PARCEL 4 REVISED COM AT NE COR OF LOT 56 CHELSEA PLACE UNIT TWO-A PER PB 28 PGS 119-124 TH ALG NLY EXT OF WLY R/W LN OF DAVENPORT DR CV L RAD 275.00 FT CHD N18DEG26'02"W 11.25 FT TH N19DEG36'22"W 175.66 FT FOR POB TH S70DEG23'38"W 150.00 FT TH N49DEG47'04"W 197.29 FT TH N00DEG23'38"E 275.00 FT TO S BDY OF MITCHELL BLVD PHASE K (PARCEL B REVISED) PER OR 1639 PGS 219-222 TH S89DEG36'22"E 213.00 FT TO WLY R/W LN OF PROPOSED DAVENPORT DR TH S00DEG23'38"W 107.33 FT TH CV L RAD 337.00 FT CHD S09DEG36' 22"E 117.04 FT TH S19DEG36' 22"E 125.66 FT TH N70DEG23' 38"E 12.00 FT TH S19DEG36' 22"E 14.34 FT TO POB OR 3231 PG 1918
Name(s) in which assessed:
CHELSEA PLACE PRESERVE INC
CARL A MINIERI REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02423P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000167TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205378
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0150-25200-01B2
MOON LAKE ESTATES UNIT FIFTEEN PB 6 PGS 65A-68 INCL TRACT 410 OF TRACT "B" DESC AS COM AT SW COR OF TRACT "B" TH N05DEG 13'56"W ALG WEST LINE OF TRACT 405.00 FT FOR POB TH CONT N05DEG13'56"W 216.87 FT TH ALG CURVE RIGHT RAD 207.42 FT ARC 136.10 FT CHDBRG & DIST N13DEG33'56"E 133.67 FT TO NW COR OF TRACT "B" TH S57DEG 38'11"E 81.28 FT TH ALG CURVE LEFT RAD 430.00 FT ARC 242.89 FT CHDBRG & DIST S73DEG49'06"E 239.67 FT TH S06DEG06'27"E 206.34 FT TH S84DEG46'04"W 333.76 FT TO POB OR 3286 PG 81 OR 7010 PG 718
Name(s) in which assessed:
THERESA L LEMON TRUSTEE
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02433P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000161TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205045
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0070-10700-0010
MOON LAKE ESTATES UNIT SEVEN PB 4 PG 96 LOTS 1 & 2 BLOCK 107 OR 9082 PG 703
Name(s) in which assessed:
ROBERT PHILIP WRIGHT
NICOLA LOUISE WRIGHT
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02429P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000163TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204729
Year of Issuance: 06/01/2023
Description of Property:
08-25-17-0030-01800-0040
MOON LAKE NO 3 MB 4 PGS 75 & 76 LOTS 4 5 & 6 BLK 18 CP80-248 & CP80-759 OR 9319 PG 3501
Name(s) in which assessed:
JOSHUA R GAY
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02431P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000155TDAXXX

NOTICE IS HEREBY GIVEN,
That MARTIN PICO, 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 #: 2207555
Year of Issuance: 06/01/2023
Description of Property:
28-25-16-0030-00000-0150
MICKEVICH SUB PB 6 PG 143 LOT 15
Name(s) in which assessed:
ANA AKINS
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02426P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000170TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204885
Year of Issuance: 06/01/2023
Description of Property:
10-25-17-0050-06200-0710
MOON LAKE ESTATES UNIT 5 PB 4 PGS 84 85 LOTS 71 & 72 BLOCK 62
Name(s) in which assessed:
JOSE L PABON
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02436P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000152TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K 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 #: 2204996
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0100-18100-0050
MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOT 5-7 INCL BLOCK 181 OR 9391 PG 3458
Name(s) in which assessed:
DEBORAH K SCHAFER
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02424P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000160TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2203479
Year of Issuance: 06/01/2023
Description of Property:
11-24-18-0010-00A00-0160
TROJANTOWN PB 3 PG 155 LOT 16 BLOCK A OR 4362 PG 1821
Name(s) in which assessed:
J D HILL
J.D. (JERRY D) HILL
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02428P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000169TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2208336
Year of Issuance: 06/01/2023
Description of Property:
08-26-16-0180-00000-0130
TOWN & COUNTRY VILLAS PB 6 PG 9 LOT 13 OR 7470 PG 942
Name(s) in which assessed:
VASILIOS BOURAS
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02435P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000157TDAXXX

NOTICE IS HEREBY GIVEN,
That MARTIN PICO, 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 #: 2220443
Year of Issuance: 06/01/2023
Description of Property:
27-24-20-0000-00400-0020
SOUTH 654 FEET OF NW1/4 OF NE1/4 OF SEC 27 SUBJ TO RIGHT OF WAY & ESMTS FOR MATT BARTHLE RD
Name(s) in which assessed:
FLNY HOME INC
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02427P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000184TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205659
Year of Issuance: 06/01/2023
Description of Property:
13-24-16-0010-00000-1540
EMERALD BEACH-1 PB 7 PG 88 LOT 154
Name(s) in which assessed:
DAVID ELVERS JR
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 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026. 26-02446P

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


LV20378_V4

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH
PASCO • PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20378_V4

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000181TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205033
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0060-08700-0180
BLK 87 MOON LAKE NO 6 MB 4 PGS 90, 91 LOTS 18, 19 OR 117 PG 565
Name(s) in which assessed:
KENNETH R SHEPARD
EST OF WILLIAM C SHEPARD JR
WILLIAM C SHEPARD JR

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02444P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000180TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205408
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0160-26200-0050
MOON LAKE ESTATES UNIT 16 PB 6 PGS 111-112 LOTS 5 & 6 BLOCK 262 OR 4197 PG 1304 OR 8381 PGS 1466-1468 INCL
Name(s) in which assessed:
ELAINE V MILLER
ELAINE MILLER

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02443P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000182TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205380
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0150-25300-0050
MOON LAKE NO 15 MB 6 PGS 65A, 66, 67 & 68 LOTS 5 & 6 BLK 253
Name(s) in which assessed:
JOHN GAVLAK ET AL
ANN GAVLAK ET AL
JOHN & ANN GAVLAK ET AL

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02445P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000187TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205278
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0130-22200-0040
MOON LAKE NO 13 MB 6 PGS 6 7 8 LOTS 4 5 6 BLK 222
Name(s) in which assessed:
DONALD SEITER
EVEALYN SEITER
EVALYN R SEITER
EVEALYN R SEITER
DONALD W SEITER

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02448P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000192TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205118
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0090-14400-0540
MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 54 & 55 BLOCK 144
Name(s) in which assessed:
KRISTY L SLUDER
THERESA LEMON AS TRUSTEE
KENNETH E FORD REVOCABLE
KRISTY LYNN SLUDER

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02453P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000195TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2201237
Year of Issuance: 06/01/2023
Description of Property:
01-26-21-0010-00400-0000
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TRACT 4 OR 8441 PG 1213 OR 8537 PG 3170
Name(s) in which assessed:
JOSHUA GORDON
LEANDER M ADEMA
JOSHUA J GORDON

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02456P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000172TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205075
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0080-13300-0080
MOON LAKE ESTATES UNIT 8 PB 4 PGS 98&99 LOTS 6,7,8 & 9 BLOCK 133 OR 5070 PG 249
Name(s) in which assessed:
KIMBERLY J NOVAK

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02438P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000189TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205794
Year of Issuance: 06/01/2023
Description of Property:
23-24-16-0010-00000-0420
GULF SIDE EST #2 B 6 P 148 LOT 42 RB 807 PG 1047
Name(s) in which assessed:
KATHERINE LOUISE PALOCCE
LOUISE KATHERINE PALOCCE

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02450P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000191TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2200435
Year of Issuance: 06/01/2023
Description of Property:
15-24-21-0020-00100-0060
ELBA HTS PB 6 PG 91 LOT 6 BLK 1 OR 9434 PG 2808
Name(s) in which assessed:
ROLAND TANNER
MCKENDREE

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02452P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000194TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2208682
Year of Issuance: 06/01/2023
Description of Property:
17-26-16-0260-00000-2150
SHAMROCK HEIGHTS UNIT 5 PB 8 PG 87 LOT 215
Name(s) in which assessed:
MIKE BALSER
MICHAEL BALSER

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02455P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000175TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204551
Year of Issuance: 06/01/2023
Description of Property:
33-24-17-0000-00300-0000
NORTH 130.00 FT OF SOUTH 155.00 FT OF SE1/4 OF NE1/4 OF SW1/4 EXC EAST 310.00 FT & EXC WEST 210.00 FT THEREOF OR 7340 PG 963
Name(s) in which assessed:
CAROL E TAYLOR
WILBURN E CRAIN
FURRELL R CRAIN

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02441P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000173TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205733
Year of Issuance: 06/01/2023
Description of Property:
22-24-16-0010-00B00-0020
GULF SIDE ACS MB 5 PG 118 WEST 1/2 OF LOT 2 BLK B SUBJ TO ESMT OVER THE SOUTH 15FT THEREOF
Name(s) in which assessed:
JOENA EBARLE

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02439P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000185TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205795
Year of Issuance: 06/01/2023
Description of Property:
23-24-16-0010-00000-0440
GULF SIDE ESTS 2 MB 6 PG 148 LOT 44 RB 805 PG 405
Name(s) in which assessed:
KATHERINE LOUISE PALOCCE

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02447P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000190TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204543
Year of Issuance: 06/01/2023
Description of Property:
32-24-17-0020-00000-2180
COLONY VILLAGE NO 1 PB 9 PG 138 LOT 218
Name(s) in which assessed:
DANIEL VICTOR TORRES

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02451P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), Preserve at Legends Pointe Community Development District (the "District") hereby gives the public notice of its intent to: (1) adopt its proposed Rules of Procedure, Rule No. ROP-2026-1; (2) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"), Rule No. AMENITY-2026-1; and (3) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule"), Rule No. DISCIPLINARY-2026-1 to govern the operation of the District.

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

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2026). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2026).

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2026), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2026), as amended.

A copy of the proposed Rules of Procedure, Amenity Rates, and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Unit 410W, Boca Raton, Florida 33431, (561) 571-0010, lansfordj@whhassociates.com.

Jordan Lansford, District Manager
Preserve at Legends Pointe Community Development District
September 25, 2026
26-02508P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000165TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204954
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0060-08100-0300
MOON LAKE ESTATES UNIT 6 PB 4 PG 90 LOTS 30 & 31
Name(s) in which assessed:
KATHRYN WHITACRE
BRETT WHITACRE
ROBERTA JEAN SWARTZ MASON TRUSTEE
ROBERTA JEAN SWARTZ MASON
THE RICHARD FRANK MASON FAMILY TRUST
MRS KATHRYN AND BRETT WHITACRE

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02432P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000162TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2206612
Year of Issuance: 06/01/2023
Description of Property:
09-25-16-0760-00000-1920
PINELAND PARK UNREC PLAT LOT 192 DESC AS: COM NE COR TR 38 PR LAND CO TH S0DEG21'13"W 110.00 FT TH N89DEG51' 58"W 293.03 FT FOR POB TH N89DEG51' 58"W 50.00 FT TH S00DEG21' 13"W 110.00 FT TH S89DEG51' 58"E 50.00 FT TH N00DEG21' 13"E 110.00 FT TO POB THE SOUTH 25 FT SUBJECT TO EASEMENT FOR PUBLIC ROAD R/W AND OR UTILITIES
Name(s) in which assessed:
THOMAS GEBREGERGIS
THOMAS GEBREGERGIS REGISTERED AGENT
MAKDA HOLDINGS LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02430P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE
V20878_V8

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000179TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2205010
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0020-00000-0750
MOON LAKE ESTATES UNRECORDED PLAT OF TRACT 75 DESC AS COM AT MOST WLY COR LOT 13 BLOCK 188 MOON LAKE ESTATES UNIT 11 PB 5 PGS 141-143 TH N48DEG20'00"W 250.00 FT TH N14DEG22'00"E 511.03 FT FOR POB TH N82DEG22'20"W 297.73 FT TH N07DEG37'40"E 77.00 FT TH 332.63 FT ALG ARC OF CURVE RIGHT RAD 475.00 FT CHD BRG & DIST N27DEG41'20"E 325.87 FT TH 271.74 FT ALG ARC OF CURVE RIGHT RAD 275.00 FT CHD BRG N76DEG03'30"E TH S14DEG22'00"W 482.31 FT TO POB OR 7850 PG 1156
Name(s) in which assessed:
KEITH W FORD TRUSTEE
TRUST AGREEMENT DATED 29TH DAY OF MAY 2008,
10046 MARKHAM
STREET LAND TRUST
10046 MARKHAM STREET LAND TR

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02442P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000196TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204805
Year of Issuance: 06/01/2023
Description of Property:
09-25-17-0020-00700-0190
MOON LAKE UNIT 2 PB 4 PG 74
LOTS 19 & 20 BLOCK 7
Name(s) in which assessed:
TRINITY INVESTMENT
GROUP III LLC
GHONEIM ENTERPRISES INC
ELSAYED M MOHAMED
REGISTERED AGENT
KHALIFA MONA HUSSEIN
MENA ANTANIOS
REGISTERED AGENT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02457P

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000188TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2204428
Year of Issuance: 06/01/2023
Description of Property:
22-24-17-0010-00000-7521
HIGHLANDS UNREC PLAT PORTION OF TRACT 752 DESC AS COM AT SE COR OF SW1/4 OF SEC 22 TH N00DEG 13'14"E 560.00 FT TH CONT N00DEG 13'14"E 239.11 FT TH N89DEG 59'38"W 637.44 FT TH S00DEG 07'45"W 30.00 FT FOR POB TH CONT S00DEG 07'45"W 225.93 FT TH ALG ARC CV R RAD 50.00 FT CHD BRG&DIST S32 DEG 31'25"E 45.94 FT TH N84DEG 49'26"E 345.69 FT TH N00DEG 07'45"E 233.44 FT TH N89DEG 59'38"W 369.00 FT TO POB AKA PARCEL 2 OR 9223 PG 2412
Name(s) in which assessed:
ROXANNE R HODGES

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02449P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000193TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, 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 #: 2209611
Year of Issuance: 06/01/2023
Description of Property:
32-26-16-0140-00800-0000
TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 THAT PORTION OF TRACT 8 LYING NELY OF RR R/W & LYING SWLY OF RR R/W
Name(s) in which assessed:
RODNEY DREHER
ROBERTA PICKERING
RODNEY DREHER & ROBERTA PICKERING & ET AL
DENISE BROADDUS
RENEE CUNNINGHAM DREHER
CHRISTIERAE OGDEN
DOLLY KOULIAS

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 29, 2026 at 10:00 am.

September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02454P

FIRST INSERTION

NOTICE TO CREDITORS
RE: JOHN FLETCHER WHITTEN,
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled **WHITTEN FAMILY TRUST ,** dated **July 3, 2007,** died on **August 28, 2026**

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of the first publication of this Notice is September 25, 2026.

JOEL WHITTEN, Trustee
99 Centerbrook Road
Hamden, CT 06558

Sept. 25; Oct. 2, 2026 26-02494P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001430
IN RE: ESTATE OF
BRIAN R. VANCE a/k/a BRIAN REID VANCE, SR.,
Deceased.

The administration of the estate of Brian R. Vance a/k/a Brian Reid Vance, Sr., deceased, whose date of death was July 13, 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 34652. 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, 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 25, 2026.

Personal Representative:
Debra L. Vance
1746 Roseroot Ct
Trinity, Florida 34655

Attorney for Personal Representative:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF JEFFREY A. HERZOG, P.A.
1805 Cypress Brook Drive
Trinity, Florida 34655
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com
Sept. 25; Oct. 2, 2026 26-02417P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2026-CP-001373
Division Probate
IN RE: ESTATE OF
NANCY E. BELL
Deceased.

The administration of the estate of Nancy E. Bell, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. 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 25, 2026.

Personal Representative:
Charles Robert Bell
21625 Nesting Ct
Lutz, Florida 33549

Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
Sept. 25; Oct. 2, 2026 26-02464P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-003002 WS
DIVISION: J3/J7
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
JONAH ALEXANDER KAROUNOS AKA JONAH A. KAROUNOS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 2nd, 2026, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 15, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 5145 MANOR DR NEW PORT RICHEY FL 34652

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

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

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

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

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

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

Dated this 14 day of September 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Robyn Sherer
Florida Bar #1030716
Robin Sherer, Esq.
IN/22-001432
Sept. 25; Oct. 2, 2026 26-02460P

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.

V18237_V12

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP001384CPAXWS
Division J
IN RE: ESTATE OF
BARBARA M. SHERIDAN
Deceased.

The administration of the estate of BARBARA M. SHERIDAN, deceased, whose date of death was July 7, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2026.

Personal Representative:
JAMES J. BEHRMAN
1504 Ridge Road
Lockwood, New York 14859

Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: admin@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
Sept. 25; Oct. 2, 2026 26-02505P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001465
Division CPAXES
IN RE: ESTATE OF
SARA E. CRAMER
Deceased.

The administration of the estate of SARA E. CRAMER, deceased, whose date of death was August 18, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 25, 2026.

Personal Representative:
/s/ Jason E. Hilber
JASON E. HILBER
18895 Muhly Grass Ln.
Lutz, Florida 33558

Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO
Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmdlaw.com
Secondary E-Mail:
denise@hbmdlaw.com
Sept. 25; Oct. 2, 2026 26-02479P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001038CPAXES
IN RE: ESTATE OF
ELSIEMAE Y. YOUNG, A/K/A ELSIEMAE YVONNE YOUNG, A/K/A ELSIE MAE YOUNG
Deceased.

The administration of the estate of Elsiemae Y. Young, A/K/A Elsiemae Yvonne Young, A/K/A Elsie Mae Young, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 East Live Oak Ave., Dade City, FL 33525-3894. 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 25, 2026.

Personal Representative:
Fenton L. Young
5317 Tummel Ct.
Wesley Chapel, Florida 33545

Attorney for Personal Representative:
Robert W. Bible, Jr.
Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
Sept. 25; Oct. 2, 2026 26-02419P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026-CP-000541
IN RE: ESTATE OF CLIFFORD EARL BOWES
Deceased,

The administration of the estate of Clifford Earl Bowes, deceased, whose date of death was July 03, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

Personal Representative;
Craig Bowes
37811 Lake Gilbert Circle
Dade City, Florida 33525
Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
Sept. 25; Oct. 2, 2026 26-02418P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.2026-CP-000961-WS
IN RE: ESTATE OF SHARON ANN HENSON a/k/a SHARON A. HENSON
Deceased.

The administration of the estate of SHARON ANN HENSON A/K/A SHARON A. HENSON deceased, whose date of death was February 28, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is September 25, 2026.

Personal Representative:
MICHELLE LYNN AUSTIN
Attorney for Personal Representative:
Linda Lee Wynn
Email Addresses:
LWYNNLAW@aol.com
Florida Bar No.0878529
P.O. Box 48856
Tampa, FL 33647
Telephone: (813) 695-3751
Sept. 25; Oct. 2, 2026 26-02506P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001245
IN RE: ESTATE OF RUDOLF KRAJCOVIC A/K/A RUDY KRAJCOVIC
Deceased.

The administration of the estate of RUDOLF KRAJCOVIC A/K/A RUDY KRAJCOVIC, deceased, whose date of death was May 27, 2026, and whose social security number ends in 1567, 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.

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 25, 2026.

Juan Miguel Castro a/k/a
Mike Castro
Personal Representative
10727 Eveningwood Court
Trinity, FL 34655
Alan F. Gonzalez, LL.M., Esquire
Attorney for Personal Representatives
HAHN LOSER & PARKS LLP
601 Bayshore Blvd., Suite 720
Tampa, Florida 33606
Telephone: (813) 254-7474
Afgonzalez@Hahnlaw.com
Glguianen@Hahnlaw.com
Sept. 25; Oct. 2, 2026 26-02503P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 1533
IN RE: ESTATE OF MICHAEL L. FAULKNER
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Michael L. Faulkner, deceased, Case No. 2026 CP 1533 by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Ritchey, Florida 34656; that the decedent's date of death was June 9, 2026; that the total value of the estate is approximately $315,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Clinton L. Faulkner
Michelle L. Faulkner

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is September 25, 2026.

Person Giving Notice:
/s/ Clinton L. Faulkner
CLINTON L. FAULKNER
4310 Preston Park Drive
Parrish, Florida 34219
Attorney for Person Giving Notice:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
Sept. 25; Oct. 2, 2026 26-02504P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1287
IN RE: ESTATE OF JOSHUA EDLEMAN, JR.,
Deceased.

The administration of the estate of JOSHUA EDLEMAN, JR., deceased, whose date of death was April 19, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 25, 2026.

KELLI JOHNSON
Personal Representative
5643 Moog Road
New Port Richey, FL 34652
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Sep 25; Oct. 2, 2026 26-02480P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001440CPAXWS
IN RE: ESTATE OF MARIE JACQUELINE GUZZARDO,
Deceased.

The administration of the estate of MARIE JACQUELINE GUZZARDO, Deceased, whose date of death was July 7, 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 persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 25, 2026.

Personal Representative:
Tracy Guzzardo
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
Sept. 25; Oct. 2, 2026 26-02493P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001369-CPAXWS
IN RE: ESTATE OF GEORGE J. KORNER, A/K/A GEORGE KORNER
Deceased.

The administration of the estate of George J. Korner, A/K/A George Korner, deceased, whose date of death was November 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 East Live Oak Ave., Dade City, FL 33525-3894. 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 25, 2026.

Personal Representative:
Dawn K. Vanderbilt
7202 Manor Beach Rd.
New Port Richey, Florida 34652
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
Sept. 25; Oct. 2, 2026 26-02499P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001420
Division WS
IN RE: ESTATE OF DOUGLAS JOHN RICHARDSON, III,
Deceased.

The administration of the estate of Douglas John Richardson, III, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Friday, September 25, 2026.

Personal Representative:
Jennifer A. Richardson
10727 Eveningwood Court
Trinity, FL 34655
Attorney for Personal Representative:
ROBERT J. KELLY, ESQ.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
Sept. 25; Oct. 2, 2026 26-02486P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case #: 2023CC003253CCAXWS
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison a/k/a John William Aitchison a/k/a John W. Aitchison, Jr., Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s); Florida Judgment Buyer, LLC.; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison, III a/k/a John William Aitchison, III a/k/a John W. Aitchison, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Alice Irene Aitchison a/k/a Alice I. Aitchison; Unknown Spouse of Alice Irene Aitchison a/k/a Alice I. Aitchison
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CC003253CCAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison a/k/a John William Aitchison a/k/a John W. Aitchison, Jr., Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on October 15, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT SIX HUNDRED SEVEN (607) OF FOREST HILLS, UNIT FOURTEEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-328877 FC01 WNI
Sept. 25; Oct. 2, 2026 26-02463P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003741CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
TIMOTHY M. COMBS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 20, 2026, and entered in 2025CA003741CAAXWS 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 TIMOTHY M. COMBS; UNKNOWN SPOUSE OF TIMOTHY M. COMBS N/K/A LAUREN COMBS; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 October 20, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 25 FEET OF LOT 66 AND THE NORTH 30 FEET OF LOT 67, VIRGINIA CITY UNIT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 113, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 4141 PECOS DR, NEW PORT RICHEY, FL 34653

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

IMPORTANT

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

Dated this 22 day of September, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-362896 - NaP
Sept. 25; Oct. 2, 2026 26-02497P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA002102CAAXWS
MICHAEL STEPHANOS,
Plaintiff, vs.
DEMETRA BAKAS,
Defendant.

NOTICE is hereby given that a civil action commenced on or about June 23rd, 2026, and is now pending as case number 2026CA002102CAAXWS in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is:
Demetra Bakas
103 Wendell Ct,
Danville, VA 24540

and the nature of the proceeding is a Partition of Real Property.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's 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 OCTOBER 26, 2026

WITNESS my hand and the seal of said court at Pasco County, Florida on the 23 day of September 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
Sept. 25; Oct. 2, 9, 16, 2026
26-02515P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIRT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026CA002643
ROCKET MORTGAGE LLC
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF DANA LANGER A/K/A DANA LYNN LANGER, et al.,
Defendants.

To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF DANA LANGER A/K/A DANA LYNN LANGER
13995 WEDDINGTON TERRACE, HUDSON, FL 34669
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 103, OF LAKESIDE PHASES 1B AND 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 10/25/26 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 23 day of September, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Julian Garcia
Deputy Clerk
DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
26-07372
Sept. 25; Oct. 2, 2026 26-02516P

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. 2026CA002573CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2003-X2, ASSET BACKED CERTIFICATES, SERIES 2003-X2,
Plaintiff, vs.
BARRY CANSLER AND BRUCE THOMS, et al.
Defendant(s),

TO: BRUCE THOMS A/K/A BRUCE D. THOMS, UNKNOWN SPOUSE OF BRUCE THOMS A/K/A BRUCE D. THOMS,
Whose Residence is: 7802 RUSTY HOOK COURT, HUDSON, FL 34667
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 167, LAKESIDE WOODLANDS SECTION II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 48 AND 49, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/26/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this September 23, 2026

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Shakira Ramirez Pagan
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-429060
Sept. 25; Oct. 2, 2026 26-02509P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA002584CAAXWS
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
ESTATE OF RICHARD A HENTZLER A/K/A R.A. HENTZLER AKA RICHARD ALLEN HENTZLER AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A HENTZLER AKA R.A. HENTZLER AKA RICHARD ALLEN HENTZLER, et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A HENTZLER AKA R.A. HENTZLER AKA RICHARD ALLEN HENTZLER
6020 CECELIA DR, NEW PORT RICHEY, FL 34653

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

LOT 293, TANGLEWOOD TERRACE UNIT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 84-85, IN 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 10/26/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this September 23, 2026

NIKKI ALVAREZ-SOWLES, ESQ
As Clerk of the Court
/s/ Nichole Alvarez-Sowles
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-02632
Sep. 25; Oct. 2, 2026 26-02518P

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. 2026CA002177CAAXWS
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
ELWOOD L. KISSELL, JR. A/K/A ELWOOD KISSELL, JR., et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ELWOOD KISSELL A/K/A ELWOOD KISSELL SR. A/K/A ELWOOD L. KISSELL A/K/A ELWOOD LOUIS KISSELL SR., WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF PAULA HIGH A/K/A PAULA JUNE HIGH-KISSELL A/K/A PAULA JUNE HIGH KISSELL A/K/A PAULA J. HIGH A/K/A PAULA JUNE MULKEY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
VIRGINIA L. KAPP A/K/A VIRGINIA KAPP
231 KELLY STREET, GERMANTOWN, OH 45327
UNKNOWN SPOUSE OF VIRGINIA L. KAPP A/K/A VIRGINIA KAPP
231 KELLY STREET, GERMANTOWN, OH 45327
VIRGINIA L. KAPP A/K/A VIRGINIA KAPP, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELWOOD KISSELL A/K/A ELWOOD KISSELL SR A/K/A ELWOOD L. KISSELL
231 KELLY STREET, GERMANTOWN, OH 45327
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to Foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 349, SEA RANCH ON THE GULF SEVENTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 5, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before October 26th, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Compliant.

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

WITNESS my hand and seal of said Court on the 17th day of September, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk 26-CA-2177-WS
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-12731FL
Sept. 25; Oct. 2, 2026 26-02458P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA002121
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3,
Plaintiff, VS.
LINDA C. LUKE;TERRY K. LUKE A/K/A TERRY LUKE; et al.,
Defendant(s).

TO: Unknown Spouse of Terry K. Luke a/k/a Terry Luke
Last Known Residence: 5438 Tennessee Ave New Port Richey, FL 34652

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

LOTS 1, 2, AND 4, BLOCK D IN RIO VISTA PARK, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
LESS AND EXCEPT THAT PORTION OF LOT 4, BLOCK D, RIO VISTA PARK, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 80, LYING SOUTH OF A LINE CREATED BY A WESTERLY EXTENSION OF THE NORTH PROPERTY LINE OF LOT 5, BLOCK 3, RIO VISTA HEIGHTS, AS SHOWN ON PLAT BOOK 5, PAGE 54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO KNOWN AS THE SOUTH 78.40 FT. OF SAID LOT 4

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 26th, 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 17th, 2026.

As Clerk of the Court
(SEAL) By: Haley Joyner
As Deputy Clerk 26-CA-2121-WS
ALDRIDGE PITE, LLP,
Plaintiff's Attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1012-042B
Ref# 24855
Sept. 25; Oct. 2, 2026 26-02403P

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026-CA-002212-ES
FEDERAL HOME LOAN NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
MICHAEL LOUIS BEASLEY; THE UNKNOWN SPOUSE OF MICHAEL LOUIS BEASLEY; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: MICHAEL LOUIS BEASLEY
LAST KNOWN ADDRESS:
5143 RIDGE STREET
ZEPHYRHILLS, FL 33542
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF MICHAEL LOUIS BEASLEY
LAST KNOWN ADDRESS:
5143 RIDGE STREET
ZEPHYRHILLS, FL 33542
CURRENT ADDRESS: UNKNOWN

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

LAND SITUATED IN THE CITY OF ZEPHYRHILLS IN THE COUNTY OF PASCO IN THE STATE OF FLTHE FOLLOWING DESCRIBED LOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA, TO WIT:LOTS 5 AND 6, BLOCK 4, SHAW`S LAKE RIDGE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 5143 Ridge Street, Zephyrhills, FL 33542

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. Due on or before 10/25/2026

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

DATED this 23 day of September, 2026

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Julian Garcia
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-008864-1
Sept. 25; Oct. 2, 2026 26-02502P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026CA000312CAAXWS
PINGORA LOAN SERVICING, LLC,
Plaintiff, vs.
JORDAN PLEDGER; UNKNOWN SPOUSE OF JORDAN PLEDGER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 3rd day of September 2026, in Case No.: 2026CA-000312CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PINGORA LOAN SERVICING, LLC, is the Plaintiff and JORDAN PLEDGER; UNKNOWN SPOUSE OF JORDAN PLEDGER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. 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 19th day of October 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1397, REGENCY PARK, UNIT 9, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 11 AND 12, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 9906 RAINBOW LANE, PORT RICHEY, FL 34668

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

Dated 17th day of September 2026.

By: /s/ Ian Norych
Ian R. Norych, Esq.
Bar Number: 56615
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
25-07009-1
Sept. 25; Oct. 2, 2026 26-02461P

--- ACTIONS / SALES ---

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 5:00 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 25, 2026 26-02517P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024CA000160CAAXES
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 29, 2025 in Civil Case No. 2024CA000160CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Georgette Cole a/k/a Georgette Rachell Cole, 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 6th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 17, Block 3, Talavera Phase 1A-2, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 89 through 94, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08863FL
Sept. 25; Oct. 2, 2026 26-02471P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA004134CAAXES
BRAVO RESIDENTIAL FUNDING TRUST 2024-CES1 FOR CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
Plaintiff(s), vs.
ERIC J DUGAS; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 27, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of 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 10, BLOCK I, WILDERNESS LAKE PRESERVE - PHASE I, ACCORDING TO THE PLAT THEREFOF, RECORDED IN PLAT BOOK 43, PAGE(S) 1 THROUGH 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 7623 Whispering Wind Drive, Land O Lakes, FL 34637

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP file No. 25-016729-1
Sep. 25; Oct. 2, 2026 26-02483P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA000902CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
JAY N. HUNT AND LINDA MISTLER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 07, 2026, and entered in 2025CA000902CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and JAY N. HUNT; LINDA MISTLER 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 October 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 299 OF THE UNRECORDED PLAT OF PALM TERRACE ESTATES UNIT EIGHT, A PORTION OF TRACT 17 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 204 OF PALM TERRACE ESTATES UNIT SEVEN AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 41, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 204, S 89 DEG. 30'03" E, A DISTANCE OF 437.07 FEET FOR A POINT OF BEGINNING; THENCE N 00 DEG. 14'53" W, A DISTANCE OF 84 FEET TO THE POINT OF BEGINNING THE WEST 8 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES.
Property Address: 10835 STAMFORD DR, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the 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 22 day of September, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-241336 - MaS
Sept. 25; Oct. 2, 2026 26-02498P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000118CAAXWS
NEWREZ LLC,
Plaintiff, vs.
TRISTEN WAYNE MARTZ A/K/A TRISTEN MARTZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 12, 2026 in Civil Case No. 2026CA000118CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC is Plaintiff and Tristen Wayne Martz a/k/a Tristen Martz, 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 5th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

TRACT 1584 OF THE HIGHLANDS, UNIT 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE RUN SOUTH 89°52'35" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 340.00 FEET; THENCE RUN SOUTH 00°11'25" EAST, A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'25" EAST, A DISTANCE OF 160.00 FEET; THENCE RUN SOUTH 89°52' 35" WEST, A DISTANCE OF 310.00 FEET; THENCE RUN NORTH 00°11' 25" WEST, A DISTANCE OF 160.00 FEET; THENCE RUN NORTH 89°52'35" EAST, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT CERTAIN DOUBLEWIDE 1992 SHADOW MASTER MOBILE HOME, BEARING VIN #'s 146M6514A AND 146M6514B.

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
25-19470FL
Sept. 25; Oct. 2, 2026 26-02474P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026CA001762AAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING A INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ENJOLI B. PRUDEN, DECEASED; KHAIM DANIEL MOODIE; KIERAH SYLVANA MOODIE; MUNIR MUWWAKKIL, NATURAL GUARDIAN OF MURACO MUWWAKKIL, A MINOR; STATE OF FLORIDA; CLERK OF THE COURT, PASCO COUNTY, FLORIDA; BEACON WOODS CIVIC ASSOCIATION, INC.; SERVICE FINANCE COMPANY, LLC; DIVIDEND SOLAR FINANCE, LLC; FOUNDATION FINANCE COMPANY LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ENJOLI B. PRUDEN, DECEASED
(LAST KNOWN ADDRESS)
8309 SPLIT RAIL LANE
HUDSON, FLORIDA 34667
KHAIM DANIEL MOODIE
(LAST KNOWN ADDRESS)
8309 SPLIT RAIL LANE
HUDSON, FLORIDA 34667

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

LOT 1466, BEACON WOODS VILLAGE SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 31 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 8309 SPLIT RAIL LANE, HUDSON, FLORIDA 34667

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before October 26, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this day of SEP 21 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) By Jasmine Gonzalez
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 26-00745 NML
Sep. 25; Oct. 2, 2026 26-02482P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001314CAAXES
LOWER MORTGAGE, LLC DBA THRIVE MORTGAGE,
Plaintiff, vs.
THOMAS J WALSH, JR A/K/A THOMAS J WALSH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 25, 2026 in Civil Case No. 2025CA001314CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LOWER MORTGAGE, LLC DBA THRIVE MORTGAGE is Plaintiff and Thomas J Walsh, Jr a/k/a Thomas J Walsh, 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 7th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 17, OF LAKE PADGETT ESTATES, UNRECORDED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 812.714 FEET; THENCE NORTH 84 DEGREES 38'51" WEST 25.11 FEET, THENCE SOUTH 200.00 FEET FOR A POINT OF BEGINNING;
THENCE CONTINUE SOUTH 100.00 FEET; THENCE SOUTH 89 DEGREES 39' EAST 664.88 FEET; THENCE NORTH 00 DEGREES 15' EAST 26.50 FEET; THENCE 75.89 FEET ALONG THE ARC OF CURVE TOP THE LEFT AND SAID CURVE HAVING A RADIUS OF 166.75 FEET AND A CENTRAL ANGLE OF 26 DEGREES 04' 30", SUBTENDED BY A CHORD OF 75.23 FEET, CHORD BEARING NORTH 12 DEGREES 47' 15" WEST, THENCE SOUTH 88 DEGREES 36' 30" WEST 293.60 FEET; THENCE NORTH 88 DEGREES 11' 50" WEST 355.02 FEET TO THE POINT OF BEGINNING

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
23-08863FL
Sept. 25; Oct. 2, 2026 26-02472P

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Business Observer
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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF JUDICIAL SALE PURSUANT TO 45.031, FLA. STAT.
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 51-2026-CA-001138
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
BRANDI LASHON FOSTER, et al.,
Defendants.

To Defendants, BRANDI LASHON FOSTER, UNKNOWN SPOUSE OF BRANDI LASHON FOSTER, EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., EPPERSON CLUB, LLC, UNKNOWN TENANT IN POSSESSION NO. 1, and all others whom it may concern: Notice is hereby given that pursuant to the Final Judgment of Foreclosure entered on September 17, 2026, in Case No.: 51-2026-CA-001138 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which REGIONS BANK D/B/A REGIONS MORTGAGE is the Plaintiff, and BRANDI LASHON FOSTER, et al., are the Defendants, the Pasco County Clerk of the Court, will sell at public sale the following described real property located in Pasco County:

Lot 48, Block 17, of EPPERSON NORTH VILLAGE D-1, according to the Plat thereof, as recorded in Plat Book 81, Page 54 through 62, of the Public Records of Pasco County, Florida.

The above property will be sold on December 15, 2026, at 11:00 a.m. EST to the highest and best bidder online at www.pasco.realforeclose.com in accordance with § 45.031, Fla. Stat. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

DATED September 21, 2026
WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
329 Park Avenue North, Second Floor
Post Office Box 880
Winter Park, FL 32790-0880
Attorneys for Plaintiff
Telephone: (407) 423-4246
Fax: (407) 645-3728
/s/Michael C. Caborn
Michael C. Caborn
Florida Bar No.: 0162477
mcaborn@whww.com
Sept. 25; Oct. 2, 2026 26-02476P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024CA000055CAAXES
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Martin Asua a/k/a Martin Eugene Asua, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000055CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Martin Asua a/k/a Martin Eugene Asua; United States of America on behalf of the Secretary of Housing and Urban Development; Clerk of the Court, Pasco County, Florida are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 9th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, PALM ESTATES 4TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 46 AND 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 2001 MOBILE HOME WITH VIN# FLA14615708A & FLA14615708B; TITLE# 81644869 & 81644955.
TAX ID: 15-26-21-012A-00000-0020

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

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

Dated this 22nd day of September, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01581
Sept. 25; Oct. 2, 2026 26-02501P

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2026CA002715
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RANGANATH NALLAN CHAKRAVATHULA; et al.,
Defendants.

TO: RANGANATH NALLAN CHAKRAVATHULA;
33146 SAND CREEK DR,
WESLEY CHAPEL, FL 33543
MADHAVI RANI NALLAN CHAKRAVARTULA;
33146 SAND CREEK DR,
WESLEY CHAPEL, FL 33543

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

LOT 21, BLOCK 4, UNION PARK PHASES 6A, 6B AND 6C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGES 27 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Also known as 33146 SAND CREEK DR, 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 Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before October 26, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 9/23, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT
By: Shakira Ramirez Pagan
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Sept. 25; Oct. 2, 2026 26-02510P

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. 2026CA001521CAAXES
Freedom Mortgage Corporation
Plaintiff, vs.
London Brothers LLC; Jean Edwin Eddison Quijano; Len-Abbott Square, LLC; Maria Gabriela Milano Morillo; Abbott Square Community Association, Inc.
Defendants.

TO: Jean Edwin Eddison Quijano and Maria Gabriela Milano Morillo
Last Known Address: 6346 Back Forty Loop, Zephyrhills, FL 33541

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

LOT 29, BLOCK 25, ABBOTT SQUARE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 26TH, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on September 16, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) By Haley Joyner
As Deputy Clerk
Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00376
Sept. 25; Oct. 2, 2026 26-02404P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000721CAAXWS
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
ADAM MICHAEL MIRRO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 06, 2026 in Civil Case No. 2026CA000721CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Adam Michael Mirro, 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 5th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit::

LOT 49, BLOCK 9, REPLAT OF FLOR-A-MAR SECTION 4-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK
7, PAGE(S) 6, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-19595FL
Sept. 25; Oct. 2, 2026 26-02475P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024CA000055CAAXES
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Martin Asua a/k/a Martin Eugene Asua, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000055CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Martin Asua a/k/a Martin Eugene Asua; United States of America on behalf of the Secretary of Housing and Urban Development; Clerk of the Court, Pasco County, Florida are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 9th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, PALM ESTATES 4TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 46 AND 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 2001 MOBILE HOME WITH VIN# FLA14615708A & FLA14615708B; TITLE# 81644869 & 81644955.
TAX ID: 15-26-21-012A-00000-0020

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

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

Dated this 22nd day of September, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01581
Sept. 25; Oct. 2, 2026 26-02496P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000117CAAXWS
BANK OF AMERICA, N.A.;
Plaintiff, v.
HIEU M. PHAM, SYNCHRONY BANK, SHIH LI YANG, UNKNOWN SPOUSE OF HIEU M. PHAM, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated August 12, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on October 6, 2026 at 11:00 AM via www.pasco.realforeclose.com, the following described property:

Lot 102 of Orchid Lake Village Unit One, as per plat thereof recorded in Plat Book 17, Pages 64, 65, 66, 67 and 68, of the Public Records of Pasco County, Florida.
Property Address: 7013 PIN CHERRY LN, PORT RICHEY, FL 34668

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

/s/ Cody J. Liese
Cody J. Liese, Esq.
FL Bar #: 1002491
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-07524 /
CASE NO.: 2026CA000117CAAXWS
Sept. 25; Oct. 2, 2026 26-02512P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001056
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
WILLIAM M. COMPAU; LAURIE A. COMPAU A/K/A LAURIE COMPAU; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 14, 2026 in Civil Case No. 2026CA001056, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, and WILLIAM M. COMPAU and LAURIE A. COMPAU A/K/A LAURIE COMPAU are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 17, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 113, BLOCK 1, MEADOW POINTE PARCEL 8 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 18th day of September, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland FBN: 030330
2026.09.18 11:58:25-04'00'
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1271-051B
Ref# 25541
Sept. 25; Oct. 2, 2026 26-02492P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000157CAAXES
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
GENNARO CAPOLONGO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 03, 2026 in Civil Case No. 2026CA000157CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Gennaro Capolongo, 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 5th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 94, Terrace Park, Plat One, according to the plat thereof as recorded in Plat Book 21, Page 112-113, Public Records of Pasco County, Florida.
Together with a 1983 Palm Mobile Home ID # PH06793A and PH06793B; which mobile home titles have been retired/cancelled. The mobile home is permanently affixed to the real 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.

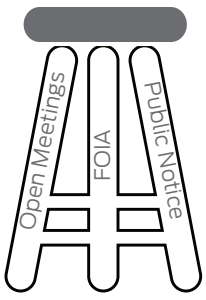
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., 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
25-14366FL
Sept. 25; Oct. 2, 2026 26-02473P

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 6th JUDICIAL CIRCUIT COURT
IN AND FOR PASCO COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2026-CP-001121
IN RE: The Estate of KATHRYN T. BAKER
Deceased.

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

The administration of the estate of KATHRYN T. BAKER, deceased, whose date of death was January 20, 2026, and whose social security number is XXX-XX-8947, 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.

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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITH 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 25, 2026.

/s/ David Torregiante
DAVID TORREGIANTE,
As Personal Representative

Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
Sept. 25; Oct. 2, 2026 26-02416P

FIRST INSERTION

Harvest Ridge Community Development District
Notice of FY 2026/2027 Meeting Schedule of Board of Supervisors

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 Harvest Ridge Community Development District are scheduled to be held at 6:00 p.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544, as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027.
February 9, 2027
March 9, 2027
BUDGET WS March 23, 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 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, seven days 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 or jweaver@rizzetta.com at least two (2) calendar days prior to the date of the 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.

Harvest Ridge Community Development District
John Weaver
District Manager
September 25, 2026 26-02490P

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

LV18237_V4

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001173
Division Probate
IN RE: ESTATE OF CATHERINE LAVONIA WILLIAMS
Deceased.

The administration of the estate of Catherine Lavonia Williams, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338. New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 25, 2026.

Personal Representative:
Telicia Louise Richardson
1915 E 115TH Ave
Tampa, FL 33612

Attorney for Personal Representative:
/Sofia Herrera
Sofia Herrera, Esquire
Attorney
Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, FL 33607
Telephone: (813) 922-5293
Fax: (877) 927-7639
E-Mail: sofia@awslaw.org
Secondary E-Mail: service@awslaw.org
Sept. 25; Oct. 2, 2026 26-02514P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001172
Division Probate
IN RE: ESTATE OF STEPHANIE DANHOU CARTER
Deceased.

The administration of the estate of Stephanie Danhou Carter, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523-3805 . The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida 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 25, 2026.

Personal Representative:
William Van Carter
1304 Chiva Dr
Little Elm, TX 75068

Attorney for Personal Representative:
s/Sofia Herrera
Sofia Herrera, Esquire
Attorney
Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd.,
Suite 200
Tampa, FL 33607
Telephone: (813) 922-5293
Fax: (877) 927-7639
E-Mail: sofia@awslaw.org
Secondary E-Mail: service@awslaw.org
Sept. 25; Oct. 2, 2026 26-02513P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:24-CC-006716
SADDLEBROOK RESORT CONDOMINIUM ASSOCIATION, INC.
Plaintiff, v.
PARUPALLI HEMAMALINI, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Pasco County Clerk of Court, Nikki Alvarez-Sowles, will sell the property situated in Pasco County, Florida, described as:

Unit No. D836, Cluster No. 8 of SADDLEBROOK CONDOMINIUM NO. 3m according to Declaration thereof filed in Official Records Book 1167, Page 578 through 658 and Second Amendment filed in Official Records Book 1188, Page 516 and according to plat filed in Plat Book 20, Page 117 and Second Amendment filed in Plat Book 21, Page 10 together with a no-exclusive easement for ingress and egress over and across the land described in easement filed in Official Records Book 821, Page 1006 and easement filed in Official Records Book 839, Page 1763 all in the Public Records of Pasco County, Florida, together with an undivided interest in the common elements appurtenant thereto.

at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 29th day of October, 2026.

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

DATED this 18 day of September, 2026.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
Attorneys for Plaintiff
Sept. 25; Oct. 2, 2026 26-02465P

FIRST INSERTION

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. 2025CA002329CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JESSICA HERRING; KIMBERLY HERRING; NUHA BARAKAT; UNKNOWN SPOUSE OF NUHA BARAKAT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 2, 2026, and entered in Case No. 2025CA002329CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and JESSICA HERRING; KIMBERLY HERRING; NUHA BARAKAT; UNKNOWN SPOUSE OF NUHA BARAKAT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m., on October 15, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 2366, BEACON SQUARE UNIT 19, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 94, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED September 15, 2026.

By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@dallegal.com
1496-219682 / GS
Sept. 25; Oct. 2, 2026 26-02462P

Q&A

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V22

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES / ESTATE ---

SECOND 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 1M5BP2520K1E65001 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

SECOND 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

SECOND 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 STATUES 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

--- ACTIONS / SALES / ESTATE ---

SECOND 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, 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 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; TAMPA POSTAL DISTRICT FEDERAL CREDIT UNION A/K/A TAMPA 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,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 28, 2024 and an Order Resetting Sale dated September 9, 2026 and entered in Case No. 2022 CA 002337 of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and 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; TAMPA POSTAL DISTRICT FEDERAL CREDIT UNION A/K/A TAMPA 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 comer 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" West, a distance of 290.0 feet to a point; thence run North 89 degrees 06'02" West, a distance of 150.30 feet to a point; thence run North 0 degrees 53'58" East, a distance of 290.0 feet to the Point of Beginning.
Commonly known as: 26328 Pheasant Run - Wesley Chapel. Florida 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 9/14/2026.

By: /s/Gregg R. Dreilinger
Gregg R. Dreilinger
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-191403 / GS1
September 18, 25, 2026 26-02382P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-004401-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

FOURTH 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

SECOND INSERTION

NOTICE TO 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 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:
Hilton Clifton Newball Jr.

Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com
September 18, 25, 2026 26-02388P

SECOND 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 DECEDENTS 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

SECOND 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 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:
/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

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

--- SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 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; UKNOWN 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; Uknown 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

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.: 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 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 MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
26-001357
September 18, 25, 2026 26-02387P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-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

SECOND 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 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 STATUES 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.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP000980CPAXES
IN RE: Estate of DANIEL RAY BAKER, a/k/a DANIEL R. BAKER, a/k/a DANIEL BAKER,
Deceased.

The administration of the estate of DANIEL RAY BAKER, a/k/a DANIEL R. BAKER, a/k/a DANIEL BAKER, deceased, whose date of death was MARCH 13, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
TAMMY MARRERO
37746 Prairie Rose Loop
Zephyrhills, FL 33542

Attorney for Personal Representative:
C. BLAKE HOLTZHOWER, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar Number 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
September 18, 25, 2026 26-02333P

SECOND 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

SECOND 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

SECOND 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@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
September 18, 2026 26-02399P

--- ACTIONS / SALES ---

SECOND 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

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.: 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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 512025CA000525CAAXWS
BERNARD J. CAULFIELD, Trustee of the MCKINLEY KOCH FAMILY IRREVOCABLE TRUST,
Plaintiff, V.
ALLAN R. STONE, JIPSON A. ACOSTA VILLATORO, the UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LEINORS, AND CREDITORS OF ALLAN R. STONE, and the UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, AND CREDITORS OF JIPSON A. ACOSTA VILLATORO,
Defendants,

To: Allen R. Stone and Jipson A. Acosta, their unknown Heirs, Devises, Grantees, Assignees, Lienors and Creditors
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to Quiet Title, Cancel Fraudulent Deeds, and Remove False Documents from the Public Records concerning the following real property in Pasco County, Florida has been filed against you:

Lot 136, CYPRESS LAKES UNIT I, according to the Plat thereof as recorded in Plat Book 27, Pages 130-136, Public Records of Pasco County, Florida.
a/k/a - 4609 Dumont Street, New Port Richey, Florida 34653
Parcel ID: 14-26-16-0100-00000-1360

You are required to serve a copy of your written defenses, if any, upon:
Matthew G. DeBoard
529 N. Fern Creek Avenue
Orlando, FL 32803,
and file the original with the Clerk of the Circuit Court for Pasco County, Florida, on or before 10/12/2026, otherwise a default will be entered against you for the relief demanded in the Complaint.
Robert D. Sumner Judicial Center
38053 Live Oak Avenue
New Port Richey, Florida 33523
Dated September 1, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Julian Garcia
Sept. 11, 18, 25; Oct. 2, 2026 26-02268P

SECOND 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 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 15, 2026
NIKKI ALVAREZ-SOWLES, ESQ
As Clerk of the Court
/s/ Nichole Alvarez-Sowles
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2026CA002091CAAXES
09-15-202611:51 AM
Deputy Clerk: Haley Joyner
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-01729
September 18, 25, 2026 26-02385P

SECOND 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

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.: 2026CA000692CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHELY; 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

SECOND 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 KKELLEY: 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.
A/K/A: 3727 DEDRICK COURT, NEW PORT RICHEY, FL 34655.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001112CAAXWS
ELLINGTON EMPIRE FUND LLC,
Plaintiff, v.
TOTAL HOUSE RENOVATIONS LLC, a Florida Limited Liability Company; EDEL RAMOS ORTEGA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated Septembe 1, 2026 entered in Civil Case No. 2026CA-001112CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and TOTAL HOUSE RENOVATIONS LLC, a Florida Limited Liability Company; EDEL RAMOS ORTEGA, an Individual are defendants, Nikki-Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on October 15, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 20 IN THE UNRECORDED PLAT OF SEA PINES, UNIT SIX, BEING A SUBDIVISION OF A PORTION OF THE NORTH ½ OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, TO-WIT:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 22, THENCE RUN ALONG THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 22, NORTH 89 DEGREES 36' 55" WEST, 2,718.69 FEET; THENCE NORTH 46 DEGREES 15' 31" EAST, 215.44 FEET FOR A POINT OF BEGINNING; THENCE NORTH 14 DEGREES 58' 21" WEST, 114.08 FEET; THENCE NORTH 46 DEGREES 15' 31" EAST, 47.87 FEET; THENCE SOUTH 43 DEGREES 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:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vanessa Nieto
FBN: 107084
File No: 3087.000713
September 18, 25, 2026 26-02357P



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 SITUATE IN PASCO COUNTY, FLORIDA, TO-WIT: LOT 509, BEACON WOODS VILLAGE SIX, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 11, PAGES 124, 125 AND 126.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before October 19th, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 15th day of September, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk
26-CA-2210-WS

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21872FL
September 18, 25, 2026 26-02386P

SECOND INSERTION

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

SECOND 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
HANDCARTROADWESLEYCHAPEL 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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA003806CAAXES
U.S BANK NATIONAL ASSOIATION 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.
SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT OVER AND ACROSS THE SOUTH 35.00 FEET OF SAID TRACT 43 AND SUBJECT TO A UTILITY EASEMENT OVER AND ACROSS THE EAST 10.00 FEET THEREOF.
Property address: 37351 Neighbors Path, Zephyrhills, FL 33542

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-008481-1
September 18, 25, 2026 26-02391P

SECOND 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, REPRESEATIVES, DEVISEES, AND CREDITORS OF VASILIOS BOURAS, DECEASED,
Defendant(s),

TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, AND CREDITORS OF VASILI OS 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 - Titlte# 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 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

SECOND 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
PERPETUALLANEWESLEYCHAPEL 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 feet of the North 1750.00 feet of the West 1/2 of the East 1/2 of said Section 6.

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
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Primary: lenj@jpfirm.com
Secondary: sheadam@jpfirm.com
Attorneys for Plaintiff
www.jpfirm.com
September 18, 25, 2026 26-02329P