PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF BOARD MEETING
ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Acacia Fields Community Development District will hold their regular meeting on October 13, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.acaciafieldscdd.org, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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.

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.

Jayna Cooper
District Manager
October 2, 2026 26-02536P

FIRST INSERTION

NOTICE OF BOARD MEETING
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Connerton East Community Development District will hold their regular meeting on October 13, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.connertoneastcdd.org, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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.

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.

Jayna Cooper
District Manager
October 2, 2026 26-02537P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold their regular meetings and workshop for Fiscal Year 2027 at the Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, Florida 33543, on the fourth Wednesday of every month at 6:00 p.m. unless otherwise indicated as follows:

October 28, 2026
Tuesday, November 17, 2026 at 6:00 p.m.
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027 - **Budget Workshop at 5:00 p.m**.
April 28, 2027 - **Regular Meeting at 6:00 p.m.**
May 26, 2027
June 23, 2027
July 28, 2027 (inc. Budget/Assessment Public Hearing)
August 25, 2027
September 22, 2027

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The 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 may be obtained by contacting the office of the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ("District Manager's Office").

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 Office at (321) 263-0132 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at 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
October 2, 2026 26-02542P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Harvest Ridge Community Development District

Notice is hereby given to the public and all landowners within the Harvest Ridge Community Development District (the "District"), comprised of approximately 68.377 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 3, 2026
Time: 6:00 p.m.
Place: The Offices of Rizzetta & Company – Wesley Chapel
5844 Old Pasco Rd., Ste. 100
Wesley Chapel, Florida 33544

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

John Weaver, District Manager
October 2, 9, 2026 26-02526P

FIRST INSERTION

NOTICE OF BOARD MEETING
NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of New Port Corners Community Development District will hold their regular meeting on October 13, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.newportcornerscdd.org, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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.

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.

Jayna Cooper
District Manager
October 2, 2026 26-02538P

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Blackwell Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 11:00 a.m., at the Hampton Inn & Suites Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544 on the following dates:

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

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://blackwellcdd.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
October 2, 2026 26-02547P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026/2027
Union Park 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 Union Park Community Development District shall be held at 6:00 p.m. at the Residence Inn located at 2867 Lajuana Blvd, Wesley Chapel, FL 33543. The meeting dates are as follows:

October 21, 2026
November 18, 2026 (a week early due to holidays)
December 16, 2026 (a week early due to holidays)
January 27, 2027
February 24, 2027
March 24, 2027
April 21, 2027
May 26, 2027
June 23, 2027
July 21, 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 Kai, 2502 North 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
October 2, 2026 26-02527P

FIRST INSERTION

NOTICE OF BOARD MEETING
SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of SageBrush Community Development District will hold their regular meeting on October 13, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.sagebrushcdd.org, or may be obtained by contacting the District Manager's office via email at jcooper@rizzetta.com or via phone at (813) 994-1001.

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.

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.

Jayna Cooper
District Manager
October 2, 2026 26-02539P

FIRST INSERTION

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

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

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://harvesthillssouthcdd.net.

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

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

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

District Manager
October 2, 2026 26-02549P

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_V5

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that The November Group, LLC, desiring to engage in business under the fictitious name Storivie located at 27251 Wesley Chapel Blvd PMB 2012, Wesley Chapel, FL 33544, intends to register said name in Pasco County with the Division of Corporations, Florida Department of State,pursuant to section 865.09 of the Florida Statutes.

October 2, 2026 26-02533P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Preserve at Legends Pointe Community Development District (the "District") on October 30, 2026 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. Prior notice of rule development was published in a newspaper of general circulation on September 25, 2026.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain District facilities and improvements (hereinafter collectively referred to as the "Amenities"), 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. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on September 25, 2026.

The Rules of Procedure may address topics such 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, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2026). The specific laws implemented in the Amended and Restated 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, 255.0992, 255.0525, 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 by setting policies 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. The proposed Amenity Rates include:

Fee	Proposed
Non-Resident Annual User Fee	$2,500.00 – $4,000.00
Lost Access Card Replacement	$25.00 – 50.00
Amenity Facilities Rental Deposit / Fee	Refundable Deposit $250 Non-refundable rental fee $0 - $500
Returned Check/Insufficient Funds Fee	$50.00
Administrative Reimbursement	Up to $500.00

The proposed Disciplinary Rules and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Disciplinary Rules address use of access cards, provide for the suspension and termination of amenity access, provide for an administrative reimbursement of up to Five Hundred Dollars ($500.00), provide for property damage reimbursement, provide authority for certain District staff to remove persons from the amenities, provide for hearings and appeal, and provide for other legal remedies. Specific legal authority for the rule includes Sections 190.035 (2), 190.011 (5) and 120.54, Florida Statutes.

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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Jordan Lansford, District Manager
Preserve at Legends Pointe Community Development District
October 2, 2026 26-02550P

FIRST INSERTION

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027

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

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

Meetings will convene at 10:00 a.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669. The October, November, February, March, May, and August meetings will convene at *6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669.

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

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
October 2, 2026 26-02569P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a special meeting on October 13, 2026 at 10:30 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 NorthPointe Parkway, Lutz, Florida 33558 for the purpose of discussing District related matters with the HOA, as well as considering any other business that may properly come before the Board.

The meeting is open to the public and will be conducted in accordance with the provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal hours or by visiting the District's website, http://www.parkviewatlonglakeranchcdd.net/.

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

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

District Manager
October 2, 2026 26-02558P

FIRST INSERTION

Notice of Rescheduled Meeting Abbott Square Community Development District

The regular meeting of the Board of Supervisors of the Abbott Square Community Development District ("District") scheduled for Monday, October 12, 2026, at 5:30 p.m. has been rescheduled to Monday, October 26, 2026, at 5:30 p.m. at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting without further publication of notice. There may be occasions when Supervisors or staff will participate by communication media technology.

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

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

Kristee Cole
District Manager
October 2, 2026 26-02568P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cobblestone Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 45.33 acres, located southeast of Gall Boulevard, south of Chancey Road and bisected by Crystal Springs Road, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2026
TIME: 10:00 a.m.
PLACE: SpringHill Suites by Marriott
16615 Crosspointe Run
Land O' Lakes, FL 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Ph: (813) 873-7300 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff
District Manager
October 2, 9, 2026 26-02580P

FIRST INSERTION

NOTICE OF MEETINGS THE GROVES COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189, Florida Statutes, notice is being given that the Board of Supervisors of The Groves Community Development District will hold their meetings for Fiscal Year 2026 at The Groves Civic Center located at 7924 Melogold Circle, Land O' Lakes, Florida, 34637 at 10:00 a.m., unless otherwise indicated below, on the following dates:

October 6, 2026
November 10, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027 Proposed Budget Meeting
June 1, 2027
July 6, 2027
August 3, 2027 Final Budget Meeting
September 7, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Wendi McAnn
District Manager
October 2, 2026 26-02555P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING DATES WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II FISCAL YEAR 2027

The Board of Supervisors of the WaterGrass Community Development District II will hold their regular meetings for Fiscal Year 2027 on the 3rd Wednesday of the month at 10:00 AM and 6:30 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545, unless otherwise indicated as follows:

October 21, 2026 at 10:00 a.m.
November 18, 2026 at 6:30 p.m.
December 16, 2026 at 10:00 a.m.
January 20, 2027 at 6:30 p.m.
February 17, 2027 at 10:00 a.m.
March 17, 2027 at 10:00 a.m.
April 21, 2027 at 6:30 p.m.
May 19, 2027 at 6:30 p.m.
June 16, 2027 at 6:30 p.m.
July 21, 2027 at 10:00 a.m.
August 18, 2027 at 6:30 p.m.
September 15, 2027 at 10:00 a.m.

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, Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663.

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) 565-4663 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.

Andy Mendenhall
District Manager
October 2, 2026 26-02570P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Hilltop Point Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 61.015 acres, located north of Clinton Avenue, east of US Highway 98, and south West of Old Lakeland Highway, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2026
TIME: 10:15 a.m.
PLACE: SpringHill Suites by Marriott
16615 Crosspointe Run
Land O' Lakes, FL 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Ph: (813) 873-7300 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff
District Manager
October 2, 9, 2026 26-02581P

--- PUBLICS ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under Fictitious Name of Sweet Pea & Fig located at 9901 Patrician Dr in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28th day of September, 2026

Angelica Verville

October 2, 2026 26-02563P

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 Fictitious Name of A Verville Photography located at 9901 Patrician Dr in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28th day of September, 2026

A&A VervInk Designs LLC

October 2, 2026 26-02564P

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 Fictitious Name of Better Buzz Coffee Roasters located at 3290 Word Way in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2026

Jennifer Maglio

October 2, 2026 26-02529P

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 Fictitious Name of Ramos Small Job Handyman Services located at 26843 Roseann pl in the City of Lutz, Pasco, FL 33559 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2026

Israel Ramos Rosario

October 2, 2026 26-02535P

FIRST INSERTION

Affordable Secure Storage Hudson Public Notice Notice of Sale

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

Unit I05 - B. Merila
Unit RV04 - M. Pesola
Unit WH05 - M. Pesola
Unit G13 - L. Demers
Unit RV37 - R. Bloom
Unit G09 - F. Cote
Unit K08 - C. Barnett

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE October 17, 2026 AT OR AFTER: 11:00 A.M.

October 2, 9, 2026 26-02554P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1986 Mobile Home, VIN 02610306R and the contents therein, if any abandoned by Gloria Roman and Vanessa Gregory Pickins Williams

On October 15, 2026 at 9:00am at Fairview Mobile Estates, 38649 White Drive, Zephyrhills, FL 33542.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Caribbean Mobile Home Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com

October 2, 9, 2026 26-02561P

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 Fictitious Name of 1Vault located at 6300 Staunton Dr in the City of Holiday, Pasco, FL 34690 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29th day of September, 2026

Signature Asset Holdings LLC

October 2, 2026 26-02571P

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 Fictitious Name of First Spark Living located at 6th in the City of Zephyrhills, Pasco, FL 33542 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2026

MK LEGACY HOLDINGS FL LLC

October 2, 2026 26-02534P

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 Mr. Quick Fix Handyman & Painting Services located at 12702 Balsam Ave in the City of Hudson, Pasco, FL 34669 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

Grant Cardwell

October 2, 2026 26-02528P

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 Fictitious Name of Travel By Kerri located at 20696 Monza Loop in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23rd day of September, 2026

Kerri Davis Reichert

October 2, 2026 26-02531P

FIRST INSERTION

The Pasco County Flood Department Building Construction Services hereby gives notice of Pasco County's intent to revise the flood hazard information at the unnamed ponding areas generally located at the intersection of Rapid River Blvd and Gunnison Dr.

As a result of the revision, the unnamed ponding areas, 1- percent annual-chance water-surface elevations shall increase and decrease and be established, and the 1-percent-annual-chance floodplain will widen and narrow and be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the West Pasco Government Center at 8661 Citizens Drive, Suite 100, New Port Richey, FL 34654. Interested persons may call Anthony Mastracchio at 727-847-8126 for additional information from 8:30 am to 5 pm.

October 2, 2026 26-02582P

FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 10/26/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: TAMPA AUTO CLUB LLC 5856C5314LP014274 2020 SUNC 6450.00 / 1C3CCBBB3DN672887 2013 CHRY 3450.00 / TEL: 813-697-17 MV: MV114407 LOCATION: 10200 N ARMENIA AVE UNIT 2505 TAMPA FL 33612 / TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

October 2, 2026 26-02543P

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 Fictitious Name of Charter Senior Living at Terra Bella located at 2200 Livingston Rd in the City of Land O'Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28th day of September, 2026

Terra Bella One, LLC

October 2, 2026 26-02560P

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 Fictitious Name of Moodra Publishing located at 21032 Sunpoint Way Unit 102 in the City of Lutz, Pasco, FL 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29th day of September, 2026

Karen DeBaun

October 2, 2026 26-02577P

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 Fictitious Name of KitchenSwap located at 32169 TURTLE GRACE LOOP in the City of WESLEY CHAPEL, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2026

PALMPRO HOMES LLC

October 2, 2026 26-02544P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/16/2026, at 10:30 a.m., the following property will be sold at public auctionpursuant to F.S. 715.109: A 1982 LEIS recreational vehicle bearing vehicle identification number 9R35027C1013141, and all personal items located inside the Travel Trailer. Last Tenant: Michael Kerney,Franklin D. Tennant, All Unknown Benefi ciaries, Successors, Assigns, and Devisees of Franklin D. Tennant,and Unknown Party or Parties in Possession.

Sale to be held at:
Sandbar RV Resort, 40703 StewartRoad, Dade City, Florida 33525, Telephone: 352-517-7900.

October 2, 9, 2026 26-02586W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP001251CPAXES
IN RE: ESTATE OF SAMUEL LEON RENFROE a/k/a SAMUEL L. RENFROE,
Deceased

The administration of the estate of Samuel Leon Renfroe a/k/a Samuel L. Renfroe, deceased, whose date of death was March 26, 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 representatives and the personal representatives' 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 October 2, 2026.

Personal Representatives:
Kimberly E. Renfroe
25829 Queen Sago Place
Wesley Chapel, Florida 33544
Robert R. Renfroe
6110 Marbella Boulevard
Apollo Beach, Florida 33572

Attorney for Personal Representatives:
Nicholas C. Wigelsworth
Florida Bar Number: 1020918
Hill Ward Henderson
101 E. Kennedy Boulevard,
Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
nicholas.wigelsworth@hwhlaw.com
probate.efile@hwhlaw.com

October 2, 9, 2026 26-02521P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001409WS
IN RE: ESTATE OF SHERRY ALENE KLING A/K/A SHERRY ALENE DUNNING,
Deceased.

The administration of the estate of Sherry Alene Kling a/k/a Sherry Alene Dunning,, deceased, whose date of death was May 19, 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 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 October 2, 2026.

Personal Representative:
Douglas Joseph Kling
9110 O'Neal Avenue
New Port Richey, Florida 34654

Attorney for Personal Representative:
Jeffrey A. Herzog,
Attorney for Petitioner
Florida Bar Number: 16089
LAW OFFICES OF JEFFREY A. HERZOG, P.A.
1805 Cypress Brook Drive, #102
Trinity, Florida 34654
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail:
service@jherzoglaw.com
Secondary E-Mail-
probate@jherzoglaw.com

October 2, 9, 2026 26-02523P

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY STATE OF FLORIDA
CASE NO.: 2026-CP-001137
Division: Probate
IN RE: ESTATE OF MARTHA K. HUBBS,
Deceased.

The administration of the Estate of MARTHA K. HUBBS, deceased, Case No.: 2026-CP-001137, is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is October 2, 2026.

KRISTA HOLTZCLAW
Personal Representative

Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com

October 2, 9, 2026 26-02525P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026CP001096
IN RE: ESTATE OF JAMES FIELD TABAT,
Deceased.

The Administration of the Estate of JAMES FIELD TABAT, deceased, whose date of death was February 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, 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 PERIOD 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s.732.2211.

Date of first publication of this notice is October 2, 2026.

Personal Representative:
/s/ Karina Fields
8150 Braddock Circle, Unit #2
Port Richey, FL 34668

Attorney for Personal Representative:
/s/ Bernadette N. Vazquez
Bernadette N. Vazquez, Esq.
SUMMIT LEGACY LEGAL
5950 S. Willow Dr., Ste. 230
Greenwood Village, CO 80111
Telephone: (720) 831-4192
bvazquez@summitlegacylegal.com
Florida Bar No. 111743

October 2, 9, 2026 26-02540P

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. 2016CA000761CAAXWS
MCLP ASSET COMPANY, INC,
Plaintiff, vs.
MICHAEL BORKAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2016CA000761CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC is the Plaintiff and MICHAEL BORKAN; VEMA KAYE MCKENNA A/K/A VEMA MCKENNA; UNKNOWN TENANT(S); SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION INC; FLORIDA HOUSING FINANCE CORPORATION 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 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 54, SOUTHERN OAKS, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 66-73 OF THE PUBLIC RECORDS OF PACSO, FLORIDA.

Property Address: 5243 SAGAMORE COURT, NEW PORT RICHEY, FL 34655

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 29 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
20-062753 - MiM

October 2, 9, 2026 26-02675P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2026CP001437CPAXES
IN RE: ESTATE OF LAWRENCE BLAIR ZIESEL, Decedent.

An Order of Summary Administration of the Estate of Lawrence Blair Ziesel, Deceased, whose date of death was July 9, 2026; Case Number2026CP-001437CPAXES, has been entered in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 14236 6th Street, Dade City, FL 33523. The total value of the Estate, other than homestead and exempt property, is $59,340.00. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are Susan R. Ziesel, 31727 Cardinal Yard Drive, San Antonio, FL 33576, and the name and address of the Petitioner's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 petitioner has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is October 2, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
October 2, 9, 2026 26-02551P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1170
Division Probate
MARY L. MENDEZ
Deceased.

The administration of the estate of MARY L. MENDEZ, deceased, whose date of death was May 20, 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 October 2, 2026.

Personal Representative:
Signed by:
/s/ Teresa Cunningham
Teresa Cunningham
5600 Mockingbird Dr
New Port Richey, Florida 34652

Attorney for Personal Representative:
/s/ Christopher D. Smith, Esq.
Christopher D. Smith, Esq.
Attorney
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
paralegals@chrissmith.com
October 2, 9, 2026 26-02524P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP000555CPAXWS
Division: PROBATE
IN RE: ESTATE OF MINETTA BATLLE
Deceased.

The administration of the estate of MINETTA BATLLE, deceased, whose date of death was September 23, 2025, 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, 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 October 2, 2026.

Personal Representative:
/s/Natalie J. Insignares
NATALIE J. INSIGNARES
c/o Angela M. Tormey, Esq.
ACEMaven Legal P.A.
1320 E. Lumsden Road
Brandon, FL 33511

Attorney for Personal Representative:
/s/ Angela M. Tormey
ANGELA M. TORMEY, ESQ.
Florida Bar Number: 1010466
ACEMaven Legal P.A.
1320 E. Lumsden Road
Brandon, FL 33511
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
E-Mail 2: probate@acemavenlegal.com
October 2, 9, 2026 26-02579P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. File No. 2026-CP-001243
IN RE: ESTATE OF HOWARD WINNIE, SR., Deceased.

The administration of the estate of HOWARD WINNIE, SR., deceased, whose date of death was May 17, 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, 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: October 2, 2026.

JUDITH KIRBY
Personal Representative
343 Goodrich Road
Sharon Springs, NY 13459

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
October 2, 9, 2026 26-02553P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case: 2026CP001443CPAXWS
IN RE: ESTATE OF DIANE ANGIE EASTTY, 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 DIANE ANGIE EASTTY, deceased. File Number 2026CP001443CPAXWS, by the Circuit Court for Pasco County, F1orida. Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida, 34654, Mailing address: P.O. Box 338, New Port Richey, Florida, 34656, that the decedent's date of death was July 13, 2026; that the total value of the estate is $57,177.43, and that the names and addresses of those to whom it bas been assigned by such order are:

NAME ADDRESS
MARK L. EASTTY
5358 Senza Trail,
Palmetto, FL 34221
MARIE F. D' AMELIO
3561 Windance Avenue,
Spring Hill, FL 34609

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is October 2, 2026.

Persons Giving Notice:
MARK L. EASTTY
5357 Senza Trail, Palmetto, FL 34221
MARIE F. D'AMELIO
3561 Windance Avenue,
Spring Hill, FL 34609

Attorney for Person Giving Notice:
NICHOLAS J. FIORENTINO, ESQUIRE
FIORENTINO FIRM, P.A.
11125 Park Blvd, Suite 104-218
Seminole, FL 33772
(727) 898-8000 Fax (727) 345-5388
FBN: 627224
Primary:
NJF@TheTampaBayLawyers.com
Secondary:
Staff@The TampaBayLawyers.com
October 2, 9, 2026 26-02565P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1255
IN RE: ESTATE OF MANFRED ROBERT SMITH, Deceased.

The administration of the estate of MANFRED ROBERT SMITH, deceased, whose date of death was January 31, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po box 228, New Port Richey, FL 34656-0338. The names and addresses of the curator and the curator'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 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: October 2, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
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:
jrivera@hnh-law.com
October 2, 9, 2026 26-02522P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026CA001662CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
PATRICK ANTHONY BOYD; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF PATRICK ANTHONY BOYD
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:

LOT 16, GLENDALE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7208 JOHNSON RD, PORT RICHEY, FL 34668

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 23 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
26-02106
October 2, 9, 2026 26-02519P

FIRST INSERTION

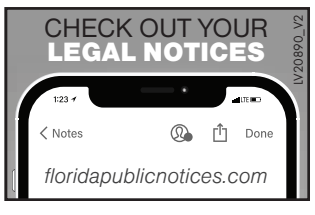
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA002567
SOUTHWIND RISK RETENTION GROUP,
Plaintiff, vs.
CLADERA TRANSPORTATION CORP., JUAN HERNANDEZ OFARRIL, NICOLE KIMBERLY WEBB, RACHAEL MAE WEBB, AND EMILY MADISON-MARTIN,
Defendants.

TO: RACHEL MAE WEBB
7757 Atwood Drive
Wesley Chapel, FL 33545

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before 11/02/26, on Bianca De Paulis, Esq., Plaintiff's 2026, attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks.

DATED on SEP 25, 2026
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By Julian Garcia
As Deputy Clerk
October 2, 9, 16, 23, 2026 26-02520P



FIRST INSERTION

NOTICE OF ONLINE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026-CA-001052-WS
HARVEY SCHONBRUN, AS TRUSTEE,
Plaintiff, vs.
BRIANNE KOSS and UNKNOWN TENANT(S) IN POSSESSION N/K/A JOEY CAPIANO,
Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Nikki Alvarez-Sowles, Clerk & Comptroller, will sell the property situate in Pasco County, Florida, described as:

Lot 1660, REGENCY PARK UNIT SIX-A, according to the Plat thereof, recorded in Plat Book 14, Page(s) 60 and 61, of the Public Records of Pasco County, Florida.
Property Address: 9915 Lake Chrise Lane, Port Richey, FL 34668

in an electronic sale, to the highest and best bidder, for cash, on NOVEMBER 10, 2026, at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext 8110; TDD 1-800-955-8771 via Florida Relay Service; no later than seven days prior to any proceeding.

Dated: September 24, 2026.
Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P. A.
Post Office Box 20587
Tampa, Florida 33622-0587
813/229-0664 phone
October 2, 9, 2026 26-02530P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000979CAAXES
SELENE FINANCE LP,
Plaintiff, vs.
ROSEMARIE D. NAGY A/K/A ROSEMARIE DIAZ; UNKNOWN SPOUSE OF ROSEMARIE D. NAGY A/K/A ROSEMARIE DIAZ,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 23, 2026, and entered in Case No. 2026CA000979CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein SELENE FINANCE LP, is Plaintiff and Rosemarie D. Nagy a/k/a Rosemarie Diaz; Unknown Spouse of Rosemarie D. Nagy a/k/a Rosemarie Diaz, 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 23rd day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WESTERLY 180.86 FEET (180.86 FEET PERPENDICULAR TO THE WESTERLY BOUNDARY OF SUBJECT PROPERTY) LESS THE SOUTHERLY 133.75 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF SUNNY ACRES AS RECORDED IN PLAT BOOK 3, PAGE 156 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE GO N64 DEG 00'29" W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 506.77 FEET; THENCE N22 DEG 18'22' E, A DISTANCE OF 332.59 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 568.58 FEET; THENCE S 24 DEG 18'30" W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 581.34 FEET TO THE POINT OF BEGINNING.
Property Address: 21304 Fontaine Avenue, Spring Hill, Florida 34610

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: 9/28/2026
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: 25-400479
October 2, 9, 2026 26-02562P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001366
IN RE: ESTATE OF DOROTHY P. SCHOLL, Deceased.

The administration of the Estate of DOROTHY P. SCHOLL, Deceased, whose date of death was May 28, 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.

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 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 October 2, 2026.

Personal Representative:
WILLIAM SCHOLL
7 Central Avenue
East Quogue, NY 11942

Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
450 Carillon Parkway,
Suite 150
St. Petersburg, FL 33716
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
October 2, 9, 2026 26-02559P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025CA002740CAAXES
SOUTHSTATE BANK. N.A. a national banking association,
Plaintiff, vs.
CHRISTOPHER ROCKY JOHNSON a/k/a CHRISTOPHER JOHNSON, RACHEL MARIE VARGAS a/k/a RACHEL M. VARGAS, as spouse of CHRISTOPHER ROCKY JOHNSON a/k/a CHRISTOPHER JOHNSON and UNKNOWN TENANT IN POSSESSION,
Defendants.

Notice is hereby given that pursuant to the uniform default final judgment of foreclosure entered September 22, 2026, in case number 2025CA002740 in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A, as Plaintiff, and CHRISTOPHER ROCKY JOHNSON a/k/a CHRISTOPHER JOHNSON, RACHEL MARIE VARGAS a/k/a RACHEL M. VARGAS, as spouse of CHRISTOPHER ROCKY JOHNSON a/k/a CHRISTOPHER JOHNSON and UNKNOWN TENANT IN POSSESSION, are Defendants, Nikki Alvarez-Sowles, Clerk of the Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m. on the 24th day of November, 2026, the following described real property as set forth in said final judgment, to wit:

Lot 15 and the East 1/2 of Lot 16, OAK RIDGE HEIGHTS, according to the map or plat thereof as recorded in Plat Book 6, Page 52, Public Records of Pasco County, Florida.

Property Address: 38049 Archer Avenue, Zephyrhills, Florida 33541

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 accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

Submitted by:
Krista Mahalak
Florida Bar Number 78231
PETERSON & MYERS, P.A.
Post Office Box 7608
Winter Haven, Florida 33883-7608
Telephone: (863) 294-3360
Facsimile: (863) 293-4104
kmahalak@petersonmyers.com
dhughes@petersonmyers.com
Attorneys for Plaintiff
October 2, 9, 2026 26-02578P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case # 2026 CA 001606 CXAAXWS
Del Asset Holding LLC, a Florida Limited liability company
Plaintiff, vs.
Anthony Green, et al
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 24TH day of September, 2026 in the Circuit Court of the Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq. the Pasco County Clerk of the Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 AM on the 26" day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

Unit "B" of Building 4010, GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER 4-B, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 704, Page 124, and all exhibits and amendments thereof, and recorded in Plat Book 12, Page 8, Public Records of Pasco County, Florida, together with an undivided share or interest in the common elements appurtenant thereto.

Also known as: 4127 Stratford Dr, New Port Richey, Fl

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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (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.

Dated this 30th day of September, 2026.
By: Submitted by:
s/ David Bakalar
David Bakalar /
Florida Bar #0025062
Counsel for Plaintiff
3301 N. University Drive, Suite 100
Coral Springs, Fl. 33065
Phone: 954-609-0218
DCBakalar@DCBakalar.com
October 2, 9, 2026 26-02585P

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. 2025CA002333CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
GEORDANA MARIA JIMENEZ VARGAS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 04, 2026 in Civil Case No. 2025CA002333CAAXWS 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 Geordana Maria Jimenez Vargas, 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 19th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, REGENCY PARK UNIT 1, a subdivision according to the map or plat thereof, as recorded in Plat Book 11, Pages 58 and 59, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10286FL
October 2, 9, 2026 26-02556P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CA-001203
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ALMAZ ZHUMAKUNOV, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 22, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 19, Block 19, UNION PARK PHASE 8A, according to the map or plat thereof as recorded in Plat Book 77, Pages 110 through 115, Public Records of Pasco County, Florida.

Property Address: 32673 Pez Landing Lane, Wesley Chapel, FL 33543

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 29th 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
October 2, 9, 2026 26-02566P

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. 2025CA002042CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
MICHAEL SCHWAGER AKA MICHAEL CHARLES SCHWAGER A/K/A MICHAEL C. SCHWAGER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 31, 2026 in Civil Case No. 2025CA002042CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Michael Schwager AKA Michael Charles Schwager a/k/a Michael C. Schwager, 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 27th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 64, BLOCK 24, MEADOW POINTE III, PARCEL "FF" &"OO", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 26-39 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
25-12288FL
October 2, 9, 2026 26-02584P

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. 2026CA000544CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TERRIE F RHODES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 02, 2026 in Civil Case No. 2026CA000544CAAXWS 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 Terrie F Rhodes, 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 15th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 301, Orchid Lake Village Unit Three, according to the map or plat thereof, as recorded in Plat Book 20, Pages 68 through 71, 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
25-14919FL
October 2, 9, 2026 26-02532P

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. 2026CA000638CAAXES
MIDFIRST BANK,
Plaintiff, vs.
ROAN K ATELONIE, JR, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 04, 2026 in Civil Case No. 2026CA000638CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein MIDFIRST BANK is Plaintiff and Roan K Atelonie, Jr, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The North 1/2 of the South 1/2 of Lot 7, Block 4, W.S. Gillam's Subdivision known as Lake Pasadena Land Company, according to the map or plat thereof as recorded in Plat Book 1, Page 57, 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
26-19900FL
October 2, 9, 2026 26-02557P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CA-000277
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
JANUARIA TORRELIO, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 21, 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 1074, COLONIAL HILLS UNIT FIFTEEN, according to the plat thereof, recorded in Plat Book 11, Page 70 and 71 of the Public Records of Pasco County, Florida.

Property Address: 3841 Chaffey Drive, New Port Richey, FL 34652

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 29th 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
October 2, 9, 2026 26-02576P

--- ACTIONS / SALES ---

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. 2026CA003063CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JAIME ANDRES BOJORGE AND DIANA PATRICIA ACOSTA BOTERO. et. al.
Defendant(s),

TO: JAIME ANDRES BOJORGE, DIANA PATRICIA ACOSTA BOTERO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 6, ORCHID LAKE WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE(S) 81 AND 82, 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 November 4th 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 29, 2026
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-441709
October 2, 9, 2026 26-02573P

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. 2026CA002903CAAXES
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA RHODEN A/K/A BARBARA A. RHODEN, DECEASED. et. al.
Defendant(s),

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

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

LOT 6, ORCHID LAKE WEST, COMMENCE AT THE NW CORNER OF LOT 38, LAKE PASADENA HEIGHTS AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 141 AND 142, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN N. 0°01'38" E., ALONG THE EAST RIGHT-OF-WAY LINE OF MEADOWLANE DRIVE, 100 FEET FOR POINT OF BEGINNING; THENCE CONTINUE N. 10 FEET, THENCE NORTH 89°43'11", EAST 152.5 FEET, THENCE SOUTH 10 FEET, S. 89°43'11", WEST 152.5 FEET TO THE POINT OF BEGINNING.
SAID LANDS BEING IN THE SE 1/4 OF THE NE 1/4, SECTION 8, TOWNSHIP 25 SOUTH, RANGE 21 EAST. 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 November 4th 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 29, 2026
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-438948
October 2, 9, 2026 26-02574P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PASCO, FLORIDA.
CASE No. 2026CA001918CAAXWS
LONGBRIDGE FINANCIAL, LLC,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED, et al.,
Defendants

TO:
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VITO LOGAGLIO AKA VITO EDWARD LOGAGLIO, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOLORES BRIDGER, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLOTTE WILKERSON, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF LORRAINE R. LOGAGLIO AKA LORRAINE LOGAGLIO, DECEASED
8922 WINDSONG LANE, PORT RICHEY, FL 34668
GERALDINE BERRY
1308 HICKORY STREET, CHESTER, IL 62233
6101 MORNING GLORY DR, HARRISON, TN 37341
UNKNOWN SPOUSE OF GERALDINE BERRY
1308 HICKORY STREET, CHESTER, IL 62233
6101 MORNING GLORY DR, HARRISON, TN 37341
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 2175, EMBASSY HILLS, UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 51 AND 52, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before NOVEMBER 4TH, 2026 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this September 29, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
As Deputy Clerk
Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South,
Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(26-000846-01)
October 2, 9, 2026 26-02572P

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. 2026CA002467CAAXWS
RRA CP OPPORTUNITY TRUST 1,
Plaintiff, vs.
STEVEN R. SICKLES, et al.
Defendant(s),

TO: STEVEN R. SICKLES, UNKNOWN SPOUSE OF STEVEN R. SICKLES,
Whose Residence Is: 5111 AMULET DR., APT 201, NEW PORT RICHEY, FL 34652
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 221, KEY VISTA PHASE 3, PARCELS 12, 14, AND 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 82 THROUGH 90 INCLUSIVE, 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 11/04/2026 /(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 28, 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
26-398060
October 2, 9, 2026 26-02552P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001701 CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT P. HUGHES, JR. A/K/A ROBERT HUGHES, et al.,
Defendants.

TO: Linda M. Molinaro
6225 Bayside Drive
New Port Richey, FL 34652
Linda M. Molinaro
1228 Grassland Ave.
Saint Cloud, FL 34 771
Sylvester Scott Molinaro
6225 Bayside Drive
New Port Richey, FL 34652
Sylvester Scott Molinaro
1228 Grassland Ave.
Saint Cloud, FL 34 771
Unknown Personal Representative of the Estate of Robert P. Hughes, Jr. a/k/a Robert Hughes
Last known address: Unknown
Unknown Heir, Beneficiary and Devisee 4 of the Estate of Robert P. Hughes, Jr. a/k/a Robert Hughes, Deceased
Last known address: Unknown

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

LOT 137 OF WEST PORT SUBDIVISION UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 9 AND 10, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE NOVEMBER 4, 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this September 25, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Shakira Ramirez Pagan
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
October 2, 9, 2026 26-02545P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
CASE NO. 2026CA002019CAAXWS
SELENE FINANCE, LP,
Plaintiff, vs.
COSTA GRIGORIS, et al.,
Defendant.

To: COSTA GRIGORIS, 6101 DELAWARE AVE, NEW PORT RICHEY, FL 34653
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
UNKNOWN SPOUSE OF COSTA GRIGORIS, 6101 DELAWARE AVE, NEW PORT RICHEY, FL 34653
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
JAN LOUISE GRIGORIS, 6101 DELAWARE AVE, NEW PORT RICHEY, FL 34653
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
UNKNOWN SPOUSE OF JANE LOUISE GRIGORIS, 6101 DELAWARE AVE, NEW PORT RICHEY, FL 34653
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 10, BLOCK 120, CITY OF NEW PORT RICHEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 49 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 Lourdes M. Sanchez-Barcia, 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 11/4/26 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 25 day of September, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Shakira Ramirez Pagan
Deputy Clerk 2026-CA-2019-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
26-21017FL
October 2, 9, 2026 26-02548P

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
CASE NO.: 2025CA000835
TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC.,
Plaintiff, vs.
LESTER BUENOS, et al.
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/8/2026, in Case No.: 2025CA000835 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and LESTER BUENOS, et al., are the Defendants. 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 11/9/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 203, DRIFTWOOD VILLAGE FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 75 and 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.

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 30, 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
October 2, 9, 2026 26-02583P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA002567
SOUTHWIND RISK RETENTION GROUP,
Plaintiff, vs.
CLADERA TRANSPORTATION CORP., JUAN HERNANDEZ OFARRIL, NICOLE KIMBERLY WEBB, RACHAEL MAE WEBB, AND EMILY MADISON-MARTIN,
Defendants.

TO: NICOLE KIMBERLY WEBB
7757 Atwood Drive
Wesley Chapel, FL 33545

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before 11/02/2026, on Bianca De Paulis, Esq., Plaintiffs attorney, whose address isinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

DATED on September 25, 2026
As Clerk of the Court
(SEAL) By: Julian Garcia
As Deputy Clerk
October 2, 9, 16, 23, 2026
26-02541P

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 ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CA002530CAAXES
NANETTE MICHELLE SCHOEPPE
Plaintiff, vs.
PAUL COREY WEBER a/k/a COREY PAUL WEBER and UNKNOWN PARTY OR PARTIES IN POSSESSION OF THE SUBJECT PROPERTY
Defendants

TO: PAUL COREY WEBER a/k/a COREY PAUL WEBER

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property in Pasco County, Florida:

Tract 22 of the unrecorded Plat of MEADOWBROOK TRAILER ESTATES, being further described as follows: The West 1/2 of the East 1/2 of the North 1/4 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 26 South, Range 21 East, Pasco County, Florida. SUBJECT TO an easement over and across the South 25.0 feet thereof.
Parcel ID Number: 08-26-21-0020-00000-0220
Property Address: 35929 Valleybrook Ave., Zephyrhills, Florida 33541

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Hildebrandt Law Firm, the Plaintiffs attorney, whose address is 10300 49th Street North, Suite #207, Clearwater, FL 33762, on or before 11/04/2026 , or 30 days after the 1st publication, and file the original with the Clerk of this Court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654 or 38053 Live Oak Avenue, Dade City, FL 33523 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.

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.

WITNESS my hand and seal of this Court on September 25, 2026
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By Shakira Ramirez Pagan
As Deputy Clerk
Hildebrandt Law Firm, LLC
Attorney for Plaintiff
10300 49th Street North, Suite #207
Clearwater, FL 33762
October 2, 9, 2026 26-02546P

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, 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 11/02/26 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 29 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
October 2, 9, 2026 26-02567P

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

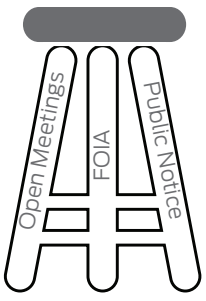
OFFICIAL COURTHOUSE WEBSITES
MANATEE COUNTY
manateeclerk.com
SARASOTA COUNTY
sarasotaclerk.com
CHARLOTTE COUNTY
charlotteclerk.com
LEE COUNTY
leeclerk.org
COLLIER COUNTY
collierclerk.com
HILLSBOROUGH COUNTY
hillsclerk.com
PASCO COUNTY
pascoclerk.com
PINELLAS COUNTY
mypinellasclerk.gov
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

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

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

Types Of Public Notices

Citizen Participation Notices

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

SECOND 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

SECOND 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10160

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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
LV20900_V34

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

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

--- ESTATE / ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

--- ACTIONS / SALES ---

SECOND 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

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. 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

SECOND 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

THIRD 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 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND INSERTION

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

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.: 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

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
LV20904_V33

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

SECOND 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

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. 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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