

PASCO COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Westwood of Pasco Community Development District ("District"), in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: November 3, 2026
TIME: 2:00 p.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 3463

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

District Manager
October 9, 16, 202626-02646P

FIRST INSERTION

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Avalon Park West Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://www.avalonparkwestcdd.org/>.

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 9, 202626-02613P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Woodcreek Community Development District (the "District") in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: November 3, 2026
TIME: 2:00 p.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 3463

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

District Manager
October 9, 16, 202626-02647P

FIRST INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Silverado Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://www.silveradocdd.org/>.

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 9, 202626-02623P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Vista Walk Community Development District

Notice is hereby given to the public and all landowners within the Vista Walk Community Development District (the "District"), comprised of approximately 203.063 acres in the City of Dade City, 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: 10:00 a.m.
PLACE: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

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 Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District website www.vistawalkcdd.com, via email at bradcliff@azuria.com, or 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) 873-7300, 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.

Bryan Radcliff, District Manager
October 9, 16, 202626-02604P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Summerstone Community Development District (the "District") in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: November 3, 2026
TIME: 2:00 p.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 3463

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

District Manager
October 9, 16, 202626-02644P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

October 19, 2026
November 16, 2026
December 21, 2026
January 19, 2027 (On Tuesday due to the MLK Holiday)
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

All meetings will convene at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida 34655 on the third Monday of the month at 2:30 p.m. (unless otherwise specified).

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

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.

Howard Neal
District Manager
October 9, 202626-02640P

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Copperspring Community Development District (the "District"), comprised of approximately 168.1 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one (1) member 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 10, 2026
TIME: 8:00 a.m.
PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33588

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) 994-1001, at least 48 hours before the hearing. 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.

Sean Craft, District Manager
October 9, 16, 202626-02627P

FIRST INSERTION

Notice of Meeting of the Audit Committee of the West Hillcrest Community Development District

The Audit Review Committee and the Board of Supervisors (the "Board") for the West Hillcrest Community Development District ("District") will hold an audit review committee meeting on Tuesday, October 20, 2026, at 10:45 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run Land O' Lakes, FL 34638. The purpose of the meeting is to review, rank, and provide a recommendation to the Board with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available at the offices of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by email at dwallace2@azuria.com. 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 committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager via phone at (727) 403-6194 or the email address listed above at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Deborah Wallace
District Manager
October 9, 202626-02605P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pine Bay Shop located at 6206 Bayside Dr, in the County of Pasco, in the City of New Port Richey, Florida 34652 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 06th day of October, 2026.
HOPKINS CAPITAL HOLDINGS LLC
October 9, 202626-02624P

--- PUBLIC NOTICES ---

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Resin & Reef Creations, located at 6244 Diamond Dr., in the City of New Port Richey, County of Pasco, State of FL, 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 7 of October, 2026. Elizabeth Ellen Ames 6244 Diamond Dr. New Port Richey, FL 34653 October 9, 2026	NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tiny trendsetters, located at 1927 Passero Ave, in the City of Land o lakes, County of Pasco, State of FL, 33559, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 6 of October, 2026. KINGDOM KIDS BOUTIQUE LLC 1927 Passero Ave Land o lakes, FL 33559 October 9, 2026
26-02642P	26-02626P

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the New River Community Development District (“District”) hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 1.0, and all subparts therein (the “Amended Rules”), to govern the operations of the District.

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

The purpose and effect of the Amended Rules are to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). 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, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Brian Young at the District Manager's Office by mail at Governmental Management Services Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 by telephone at (813) 344-4844, or by email at byoung@gms-tampa.com.

District Manager
New River Community Development District
October 9, 2026

26-02618P

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE
WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

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

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or wrathell@whhassociates.com or at the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543.

Craig Wrathell, District Manager
Wiregrass III Community Development District
October 9, 2026

26-02654P

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Parkview at Long Lake Ranch Community Development District (the “District”) in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors (“Board”), and individually, “Supervisor”).

DATE: November 3, 2026
TIME: 2:00 p.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 3463

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

District Manager
October 9, 16, 2026

26-02643P

FIRST INSERTION	lowing unit (s). Unit (s) contain general household goods.														
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 27, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line October 16, 2026, at 6:00am and ending October 27, 2026, at 12:00pm to satisfy a lien for the fol-	<table><tr><th>Name</th><th>Unit</th></tr><tr><td>Amanda J. Bugge</td><td>B060</td></tr><tr><td>Theresa Morrow</td><td>D019</td></tr><tr><td>Gary E. Olson</td><td>G011</td></tr><tr><td>Andrew S. Whitesel</td><td>A010</td></tr><tr><td>James Wilkinson</td><td>I412</td></tr><tr><td>October 9, 16, 2026</td><td>26-02633P</td></tr></table>	Name	Unit	Amanda J. Bugge	B060	Theresa Morrow	D019	Gary E. Olson	G011	Andrew S. Whitesel	A010	James Wilkinson	I412	October 9, 16, 2026	26-02633P
Name	Unit														
Amanda J. Bugge	B060														
Theresa Morrow	D019														
Gary E. Olson	G011														
Andrew S. Whitesel	A010														
James Wilkinson	I412														
October 9, 16, 2026	26-02633P														

FIRST INSERTION
NOTICE OF BOARD OF SUPERVISORS MEETING
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Estancia at Wiregrass Community Development District (“District”) will hold a Board of Supervisors meeting on Tuesday, October 20, 2026, at 5:30 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmegrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
October 9, 2026

26-02603P

FIRST INSERTION
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors (“Board”) of the Woodcreek Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2027 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website, https://woodcreekcdd.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 9, 2026

26-02615P

FIRST INSERTION
PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors (“Board”) of the Parkview at Long Lake Ranch Community Development District (“District”) will hold regular meetings for the Fiscal Year 2027 at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, 33558 at 10:00 a.m., on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website, https://parkviewatlonglakeranchcdd.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 9, 2026

26-02614P

FIRST INSERTION	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 Megan's Badge Reels located at 27202 Coral Springs Dr in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of October, 2026 Jay Norman October 9, 2026	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 Sanctioned Spirits located at 11830 Blamey Trail in the City of Odessa, Blamey, FL 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 2nd day of October, 2026 Throttled In Bond Spirits, LLC. October 9, 2026
26-02641P	26-02610P

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/23/2026, at 10:30AM, the following property will be sold at public auction pursuant to FS. 715.109: A 1971 NBLT mobile home bearing the vehicle identification number N2876 and all personal items located inside the mobile home. Last Tenant: Valerie Ann Ross, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Valerie Ann Ross, Jason Ross, as Possible Heir, Adrienne Crain, as Possible Heir, Scott Anderson, as Possible Heir, Christopher Anderson, as Possible Heir, Bridgette Crain, as Possible Heir. Sale to be held at: Blue Jay Mobile Home and RV Resort, 38511 Wilds Road, Dade City, Florida 33525, (352) 567-9678.

October 9, 16, 2026

26-02620P

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.

01023 - Brottman, Ian; 02020 - Chaarani, Chawki El; 02087 - Aguilera, Sapphire C; 02088 - Webster, Steven; 02099 - House, Tionne; 03111 - mccall, Erica; 03125 - GALLOSA, ABINA; 04045 - Perez, Rosa; 04126 - Hemmings, Demi; 04151 - medina, Virgen; 04188 - Walker, Kanija; 04216 - Long, Jacqueline
PUBLIC STORAGE # 29314, 10031 Land O'Lakes Blvd, Land O'Lakes, FL 34638, (813) 776-1417
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.

1235 - mohabir, Lionel; 2207 - Darling, Chloe; 2218 - James, Germaine; 2312 - kelly, Malachi

Public sale terms, rules, and regulations will be made available prior to the sale.

All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
October 9, 16, 2026

26-02598P

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 11:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30174, 37148 State Road 54, Zephyrhills, FL 33542, (813) 761-9944
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.

1071 - Ledoux, Susan; A19 - Scott, William; A43 - Cabrera, Deirdre; AA466 - Sassine, Michelle; AA500 - Robinson, Rhetta; B55 - Rhodes, Roger; B64X - Wilson, Timothy; C237 - Jones, Mia; CC406 - Tuceac, Maria; CC418 - Hernandez Ugarte, Jessica; D260X - Rivera, Gabriela; G291 - Davis, Sheldon; H204 - Goldcoin Music badmus, Olukayode; I152 - Rodriguez, Harry
PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (813) 697-1898

Time: 11:50 AM
Sale to be held at www.storagetreasures.com.

1120 - forges, Jude; 118 - Estes, Mason; 1317 - George, Janice; 1420 - Norris, Ladondi; 2002 - Holder, Carlisa; 2324 - Music, Ramo

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

October 9, 16, 2026

26-02599P

FIRST INSERTION
Notice of Public Sale

United of Pasco Self Storage, U-Stor Ridge Rd and U-Stor Zephyrhills
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on October 26, 2026, at the times and locations listed below.

Units contain general household goods and furniture unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

UNITED OF PASCO SELF STORAGE
Start: October 26, 2026 10:30 AM EST
End: November 2, 2026 3:00 PM EST
Location: 11214 US Hwy 19 North, Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
F8 Estate of Tammy Silva
B360 Joshua Beatty
A802 Aaron Cyr
B165 Shawna Houser
B129 Melvin Malave
G3 Lorinda Smargon
B439 Charlene Spofford

U-STOR RIDGE RD
Start: October 26, 2026 10:30 AM EST
End: November 2, 2026 3:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
E22 James Georgianni
C164 Renee Printup
C108 Angela Vinson

U-STOR ZEPHYRHILLS
Start: October 26, 2026 10:30 AM EST
End: November 2, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
D41 Darrell Currington
D20 Marie Pantton
R0003 Antonio Rives
C8 Perry Sarantopoulos
D7 Regina Sones
October 9, 16, 2026

26-02636P

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Mirada II Community Development District

Notice is hereby given to the public and all landowners within the Mirada II Community Development District (the “District”), comprised of approximately 882.11 acres in Pasco County, Florida, advising that a landowners’ meeting will be held for the purpose of electing one (1) member 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: Monday, November 2, 2026
Time: 6:00 p.m.
Place: Hilton Garden Inn
26640 Silver Maple Parkway
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 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607. 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) 565-4663, 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.

Larry Krause, District Manager

October 9, 16, 202626-02609P

FIRST INSERTION

NOTICE OF BOARD MEETING
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Dupree Lakes Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on Tuesday, October 20, 2026, at 6:00 PM at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O’ Lakes, FL 34639.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District’s website at wynnmerwestdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager’s Office at (813) 344-4844 or aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager’s Office in advance to facilitate consideration of such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District’s security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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

Amanda Ferguson, District Manager

Governmental Management Services – Tampa, LLC

October 9, 202626-02602P

FIRST INSERTION

NOTICE OF LANDOWNERS’ MEETING AND ELECTION OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Preserve at Legends Pointe Community Development District (“District”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 107.4 acres, more or less, generally located north of SR 52, south of Hudson Avenue, east of Hicks Road and due west of Hays Road within Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“Board”, and each member individually, “Supervisor”).

DATE: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, FL 33544

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 Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 (“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 (1) 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 (1) acre, entitling the landowner to one (1) 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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager’s Office, at least three (3) business days before 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 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.

District Manager

October 9, 16, 202626-02656P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Highland Trails Community Development District

Notice is hereby given to the public and all landowners within the Highland Trails Community Development District (the “District”), comprised of approximately 243.376 acres in City of Dade City, advising that a landowners’ meeting will be held for the purpose of electing three (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: Monday, November 2, 2026
Time: 6:00 p.m.
Place: Hilton Garden Inn
26640 Silver Maple Parkway
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 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida, 33607. 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) 565-4663, at least 48 hours before the hearing. 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.

Larry Krause, District Manager

October 9, 16, 202626-02608P

FIRST INSERTION

NOTICE OF LANDOWNERS’ MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Whispering Pines Community Development District (the “District”) in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. 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 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. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
October 9, 16, 202626-02661P

FIRST INSERTION

NOTICE OF LANDOWNERS’ MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within PTC Community Development District (the “District”) in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, FL 33544

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 Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 (“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 (1) 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 (1) acre, entitling the landowner to one (1) 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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager’s Office, at least three (3) business days before 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 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.

District Manager

October 9, 16, 202626-02657P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District

Notice is hereby given to the public and all landowners within the Mitchell Ranch Community Development District (the “District”), comprised of approximately 1,274.605 acres in Pasco County, Florida, advising that a landowners’ meeting will be held for the purpose of electing one (1) member 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: November 10, 2026
Time: 10:00 a.m.
Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, FL 33558

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 scraft@rizzetta.com, at least 48 hours before the hearing. 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.

Sean Craft, District Manager

October 9, 16, 202626-02628P

FIRST INSERTION

NOTICE OF LANDOWNERS’ MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Pasadena Ridge Community Development District (the “District”) in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, FL 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. 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 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. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
October 9, 16, 202626-02655P

FIRST INSERTION

NOTICE OF LANDOWNERS’ MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Magnolia Island Community Development District (the “District”) in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. 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 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. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager

October 9, 16, 202626-02658P

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

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Riverwood Estates Community Development District (the "District") in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 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. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
October 9, 16, 2026 26-02659P

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Vida's Way Community Development District (the "District") in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2026
TIME: 10:30 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathelle@whhassociates.com or calling (561) 571-0010. 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 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. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

October 9, 16, 2026 26-02660P

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Towns at Woodsdale Community Development District ("District"), in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: November 3, 2026
TIME: 2:00 p.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 3463

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

District Manager
October 9, 16, 2026 26-02645P

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:15 AM
Sale to be held at www.storagetreasures.com.

1120 - Hamlin, Arynn; 1140 - Rowles, Lori; 1176 - PAULUS, JOSHUA AARON; 1250 - Magill, Danielle; 2116 - Gonzalez, Jose Rafael; 2141 - cruz, Valery; 2152 - Negron, Rosalyn; 2155 - Hughes, Jeanene; 2173 - Harris, Virgen; 3235 - Stout, Stephanie; 6018 - Angela, Layow; 6019 - Angela, Layow; 6026 - Gordon, Howard; 7004 - Angela, Layow

PUBLIC STORAGE # 30166, 1000 Commercial Way, Spring Hill, FL 34606, (352) 565-4129
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.

0110 - Engdall, Lori; 0215 - Mendes, David; 0216 - Hill, Victoria; 0238 - Clark, Jeannine; 0239 - Underwood, Robert; 0512 - Mc Dermott, Eugene; 2056 - Daskauskas, David John; 3000 - Day, Derrick

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.

037 - Collins, Maureen; 079 - Smith, Donna; 150 - Brown, Aaron; 188 - Jordan, Robert; 189 - Dewitt, Edwin; 258 - Shutter Professionals swartz, nathan; 321 - ferris, Clayton

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

11033 - Hoffman, Linda S; 11180 - Wallace, Christine; 11190 - Layne, Ryann; 11236 - Cooper, Ahmad; 11292 - Adolph, Elizabeth; 11296 - Baro, Noemi; 12026 - Lucas, David; 12053 - Powell, Lorie; 12060 - Rosado, Amanda; 12083 - Arce, Carmen; 12142 - Bottone, Jennifer; 12274 - Powell, Lorie; 13022 - Desoto, Arlette; 13032 - Hernandez, Gretel; 13040 - Swan-Christie, Haley; 13062 - USA TLC CORP kammenos, maria; 13065 - Lake, Terriaunna; 13192 - Elysee, Dolores; 13206 - Bushard, Sarah; 13331 - Bowman, Clayton; B147 - Gonzalez, Maritza; B150 - Fields, Nicole; B211 - Demarchi, Gordon Edward; C138 - Kinzie, Julie; C248 - Rosas, Brenda Luz; C258 - Kovacs, Nick; C332 - Arendes, Louis; D106 - Cowley, Franklin J; D219 - Walter, Amy; D319 - Steward, Calazia; D337 - LaFavor, Kiana; D342 - Overstreet, Jen

PUBLIC STORAGE # 30167, 4867 Commercial Way, Spring Hill, FL 34606, (352) 504-0042
Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

A009 - Delli Paoli, Deandra; A016 - Bass, Alice Tresa; A023 - Sims, William; A122 - Johnson, Trevon; A307 ADA - Madera, Shirley; B038 - Sims, Stephanie; B206 - Whitney, Dominique; C025 - Cagle, Lorin; D44 - Almond, Elizabeth; D49 - Richardson, Jimmie; E10 - Torres, Oscar; E19 - Mckay, Ashley; E25 - Stephens, Tim; E32 - Waldman, Brad; E73 - Desaulniers, Dee; E78 - Brunetti, Janet; G026 - Scales, Elizabeth; G072 - Johnston, Meghan; G081 - Fadeev, Viacheslav; G139 - Morehead, Kathleen; G157 - Hawkins, Lois; G169 - Abram, Dyleyia; G195 - Bermudez, Esadora; P014 - Richardson, Jimmie

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

1110 - Rock, Ashley; 1343 - mcfarland, Alexander; 1441 - Harrigan, Tim

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

D0007 - Johnson, Keith; E1111 - Mehren, Kyle; E1113 - Meyers, William; E1116 - Papanek, Shawn; E1168 - Whipkey, Heather; E1177 - Calderon, Abraham; E1200 - Fleenor, Corey; E1203 - skogman, Barbara; E1213 - Karakaris, Marie; E2224 - Warzybok, Lane; E2240 - Pena, Teresa; E2245 - Bermudez, Angelica; E2284 - Simmons, Charlanda; E2290 - Karakaris, Marie; E2351 - Gerber, Kyle

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0A134 - Taylor, Danielle; 0A151 - Coates, Elisha; 0A164 - Ross, Britany; 0A235 - T, Sheila; 0B013 - Goodin, Nikko; 0B032 - Alligood, Amy; 0B052 - coyne, Kathleen; 0B056 - Berrios, David; 0B132 - Jimenez, Emily; 0D012 - Sullivan, Patricia; 0D016 - Norton, Carlton; 0E029 - Jade, Samantha; 0E053 - Coates, Elisha; 0E172 - Collins, Jeremiah; 0E180 - Prevoznak, Megan; 0E239 - poust, bobbiejo

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

042 - Kirkland, Angel; 050 - Horn, Janice; 056 - Sanduqa, Dave; 101 - Kalland, Jordan; 117 - Carpenter, Barbie; 123 - Lewis, Jessica; 131 - lane carpenter Lane, Jack; 133 - rosales, alexandra; 166 - edler, jamas; 183 - Myers, John; 187 - Ali, Yuseff; 231 - Bailey, Carissa; 247 - Lane, Mary; 257 - Watkins, James; 298 - Collins, Mary; 330 - jones, Diedra; 350 - Rucker, Jacqueline; 364 - Kelpin, Leonard; 480 - Lark, Adrian; 481 - Scydick, Terry; 492 - Rodriguez, Nelson; 509 - Santos, Isis

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

1022 - Michielli, Ginamarie; 1037 - Rieger, Shannon; 1047 - Corazza, Paul; 1048 - Brown, Dawn; 1117 - Grimes, Faith; 1140 - Higgins, John; 1142 - Osborne, Connie; 1144 - Cutler, Thomas; 1152 - Dutcher, Andrew; 1181 - kotwica, Evette; 1230 - Dupree-Hicks, Breana; 2013 - Mirr, Nicholas; 2051 - Pattin, Amanda; 2064 - Volpe, James; 2084 - Shifflett, Christian; 2196 - Mcneal, Michelle; 2261 - Smith, Dana; 3028 - McManis, Jennifer; 3030 - Barber, Shawn; 3072 - thomas, Mike; 3106 - Mullinax, Natalie; 3109 - Beall, Austin; 3123 - Christian, Gordon; 3131 - Niedens, Chase; 3153 - Sanks, Tekeisha; 3222 - socarras, Victor; 3232 - Pate, Jozip; 3239 - Caldwell, Andrew J; 3246 - Correa, Carmen; 3248 - Vollen, Debra; 3249 - Vollen, Debra; 3327 - Vollen, Debra; 3328 - Vollen, Debra; RV04 - Hart, Joshua

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

1035 - Slavin-Meszaros, Colleen; 1133 - Torres, Stephanie; 2095 - Becker, Loni; 2115 - Garcia, Russell; 2214 - Coleman, William; 3007 - Keister, Johnathan; 3059 - Desaulniers, Dee; 3075 - White, Elna; 3136 - Gehle, Alexander; 3165 - Sturtz, Hunter; 3205 - Dejesus, Natalia; 3240 - jasmin, Rebecca; 4020 - Slavin-Meszaros, Colleen; 4062 - Absher, Deanne

PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:30 PM

Sale to be held at www.storagetreasures.com.

A007 - Crooms, Amber; B010-11 - Rice, Alonso; I015 - Green, Stephen; K007 - Arbuckle, Bart; P032 - Hesselrode, Charles

PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM

Sale to be held at www.storagetreasures.com.

0110 - Fields, Michael Anthony; 0114 - Bellville, Joseph; 0204 - Smith, Catrina; 0309 - Ploettner, Rebecca; 0320 - Plata, Ariana; A069 - Costa-White, Samantha; A102 - ackerman, frederick

PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 02:00 PM

Sale to be held at www.storagetreasures.com.

0412 - Noble, Jason; 1226 - Rios, Emmanuel; 1511 - Ortiz, Gabriel; 1721 - Garcia, Sherie; 1906 - Radwan, Crystal; 1909 - Cribb, Ashlyn; 2013 - Boegli, Jeffrey; 2311 - Gilberts, Aaron; 2554 - Oram, Tiffany

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

October 9, 16, 2026 26-02600P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 97.50 acres known as New Port Corners Phase 2. The project is located in Pasco County, Section(s) 2,11, Township 26 South, Range 16 East. The permit applicant is New Port Corners CDD whose address is 4301 West Boy Scout Blvd., Suite 600 Tampa, FL. The Permit No. is 43044703.013.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

October 9, 2026 26-02619P

FIRST INSERTION

NOTICE TO CREDITORS
RE: BARBARA JEAN DUARTE, Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled **JOHN & BARBARA DUARTE LIVING TRUST, dated January 19, 2000, died on September 3, 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 de-

mands 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 October 9, 2026.

DIANE ATANASIO, CO-Trustee

1893 Del Robles Terrace
Clearwater, FL 33764

JENNIFER TAYLOR, CO-Trustee

19 Derby Ave.
Johnston, RI 02919

October 9, 16, 2026 26-02607P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 25-CC-008849
TALAVERA MASTER ASSOCIATION, INC., Plaintiff, vs.
BRUCE ABOOD, ET AL., Defendants.

Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court will sell all the property situated in Pasco County, Florida and the foreclosure sale will be conducted online at www.pasco.realforeclose.com and is described as:

Lot 22, Block 13, Talavera Phase 1A-3, according to the plat thereof, as recorded in Plat Book 74, Page(s) 95 through 100, of the Public Records of Pasco County, Florida. Commonly referred to as: 18478 Cortes Creek Boulevard, Spring Hills, Florida 34610.

at public sale, to the highest bidder for

cash at 11 :00 a.m., on the 26th day of October 2026. DATED this 6th Day of September, 2026.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail: groot@stockhamlawgroup.com
P: (813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff, TALAVERA
October 9, 16, 2026 26-02635P

--- ESTATE / SALES / ACTIONS ---		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001522CPAXES IN RE: ESTATE OF MARIE LEDA BALAN, Deceased. The administration of the estate of MARIE LEDA BALAN, Deceased, whose date of death was July 21, 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. 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 October 9th, 2026. Personal Representative: Monique Elie Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood, Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com October 9, 16, 202626-02622P		
FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023-CA-000780-CAAXES AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, v. ROBERT WILLIAM KENDALL, MELISSA GARCIA KENDALL, LEXINGTON OAKS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC., ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated August 5, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on November 2, 2026, at 11:00 AM via www.pasco.realforeclose.com, the following described property: LOT 46, BLOCK 5, OF LEXINGTON OAKS PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 36, PAGES 57 THROUGH 75, INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5507 SEATTLE SLEW DR, WESLEY CHAPEL, FL 33544 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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.: 23-00483 / CASE NO.: 2023-CA-000780-CAAXES October 9, 16, 202626-02595P		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001458 Division CPAXWS IN RE: ESTATE OF JOHN ALAN MCFADDEN Deceased. The administration of the estate of JOHN ALAN MCFADDEN, deceased, whose date of death was December 5, 2024, 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 October 9, 2026. Personal Representative: /s/ Maureen R. McFadden MAUREEN R. MCFADDEN 5605 Montana Avenue New Port Richey, Florida 34652 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@hbmldlaw.com Secondary E-Mail: denise@hbmldlaw.com October 9, 16, 202626-02639P		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-979 Division: ES IN RE: ESTATE OF JOSEPH EDWARD DONAHUE III Deceased. The administration of the estate of Joseph Edward Donahue III, deceased, whose date of death was September 9, 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. 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		
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA001165 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, VS. THE ESTATE OF TERI M. ROGERS, DECEASED; et al., Defendant(s). TO: Mary Melissa Crenshaw Last Known Residence: 7128 Southwind Dr Hudson, FL 34667 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 81, SEA PINES SUBDIVISION UNIT SIX-FIRST ADDITION, A SUBDIVISION ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 122, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND LOT 81A OF SEA PINES UNIT SIX, UNRECORDED PLAT, ALL BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 60.00 FEET; THENCE CONTINUE NORTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS EAST, 170.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS EAST, 60.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 05 SECONDS WEST, 170.00 FEET TO dered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$171,370.44 as of October 1, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: October 1, 2026 /s/ Andrew L. Fivecoat, Esq. Foreclosure Commissioner Andrew L. Fivecoat, Esq., eXL Legal, PLLC 12425 28th Street N., Suite 200 St. Petersburg, FL 33716 Telephone (727) 536-4911 Facsimile (727) 536-2755		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE No.: 26-CP-001450 Section: J IN RE: THE ESTATE OF MARGARET EILEEN JUNE Deceased. The administration of the estate of MARGARET EILEEN JUNE, deceased, whose date of death was June 8, 2026, 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 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 9, 2026. Signed by: Jennifer K. June JENNIFER K. JUNE 18734 Wimbledon Cir Lutz, FL 33558 Tel: (978) 856-0337 Personal Representative /s/ C. Todd Marks C. Todd Marks, Esq./FBN: 019124 Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Tel: (813) 490-5211 Service@westchaselaw.com Attorneys for Personal Representative October 9, 16, 202626-02632P		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001225CPAXWS IN RE: ESTATE OF PHYLLIS MCCALL Deceased. The administration of the estate of PHYLLIS MCCALL, 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, Florida 34654, Attn: Probate Division. 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 9, 2026. Christopher Michael McCallister Personal Representative 287 Poinciana Avenue Port Orange, Florida 32127 /s/ Spiro J. Verras Spiro J. Verras, Esq. Attorney for Personal Representative Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: nicole@verras-law.com October 9, 16, 202626-02596P		
FIRST INSERTION		
NOTICE OF BEGINNING, LESS THE SOUTH 60.00 FEET OF THE NORTH 80.00 FEET THEREOF FOR THE SOUTHWIND DRIVE RIGHT-OF-WAY. 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 November 9th, 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 30th, 2026. As Clerk of the Court (SEAL) By: Haley Joyner As Deputy Clerk 26-CA-1165-W5 ALDRIDGE PITE, LLP, Plaintiff's Attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1190-086B Ref# 25752 October 9, 16, 202626-02587P		

PREPARED BY:
ANDREW L. FIVECOAT, ESQ.
EXL LEGAL PLLC
12425 28TH ST N. # 200
ST PETERSBURG, FL 33716

NOTICE OF DEFAULT AND FORECLOSURE SALE
WHEREAS, on December 4, 2009, a certain Mortgage was executed by GARL S. ZIMMERMAN and JEAN F. ZIMMERMAN as mortgagor in favor of BANK OF AMERICA, N.A. as mortgagee, and was recorded on December 10, 2009, in Book 8229, Page 1883, in the Office of the Clerk & Comptroller, Pasco County, Florida; and
WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and
WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated March 13, 2025, and recorded on March 17, 2025, in Book 11175, Page 3106, as Instrument Number 2025049824, in the office of the Clerk & Comptroller, Pasco County, Florida; and

WHEREAS, an obligation of the Borrower under this Security Instrument is not performed; and
WHEREAS, the entire amount delinquent as of October 1, 2026 is \$171,370.44; and
WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on September 18, 2026, as Instrument No. 2026366351 in the Office of the Clerk & Comptroller, Hillsborough County, Florida.

Notice is hereby given that all real

and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 17 AND THE SOUTH HALF OF LOT 16, WOODLAND HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 70 AND 71, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Commonly known as: 7171 LENAPE CIRCLE, NEW PORT RICHEY, FL 34653
The sale will be held on October 29, 2026 at 10:45 a.m., local time, at the front entrance of the Pasco County East Courthouse, at 38053 Live Oak Ave., Dade City, FL 33523.

The Secretary of Housing and Urban Development will bid \$174,857.84.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$17,485.78 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$17,485.78 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of

the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are ten-

dered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$171,370.44 as of October 1, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Date: October 1, 2026
/s/ Andrew L. Fivecoat, Esq.
Foreclosure Commissioner
Andrew L. Fivecoat, Esq.,
eXL Legal, PLLC
12425 28th Street N., Suite 200
St. Petersburg, FL 33716
Telephone (727) 536-4911
Facsimile (727) 536-2755

**STATE OF FLORIDA }
COUNTY OF PINELLAS }**

SS.
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 1 day of October, 2026 by Andrew L. Fivecoat, who [X] is personally known to me or who [] has produced _____ as identification.

/s/ Linda Marsella
NOTARY PUBLIC-STATE OF Florida
Print Name: Tina M. Lanning
Commission No.: HH745156
My Commission Expires:
Dec. 19, 2029
[NOTARY SEAL]
October 9, 16, 23, 202626-02611P

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

941.014

--- SALES / ACTIONS ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-002880 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. MERCEDES K. SHOLLEY, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on November 10, 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 25, Edgewood of Gulf Trace, according to the map or plat thereof, as recorded in Plat Book 24, pages 41 and 42 and as amended in Edgewood of Gulf Trace Replat, according to the map or plat thereof, as recorded in Plat Book 24, page(s) 140 through 142, inclusive, all of the Public Records of Pasco County, Florida. Property Address: 4210 Castlewood Drive, Holiday, FL 34691 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		

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2026CA000206CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. NEVIN MORALES. et al. Defendant(s), TO: NEVIN MORALES, CAITLYN MORALES, 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: THE SOUTH 150.00 FEET OF THE WEST 1/2 OF TRACT 75, IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 6, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before NOVEMBER 9th, 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; oth-		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA001317CAAXWS GUILD MORTGAGE COMPANY LLC, Plaintiff, vs. THEADOSIA KAI BUIRD, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF THOMAS H BUIRD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN UNKNOWN SPOUSE OF THEADOSIA KAI BUIRD 2626 BLOSSOM LAKE DRIVE, HOLIDAY, FL 34691 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 288 HOLIDAY LAKES WEST, UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 60 AND 61 INCLUSIVE 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 Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the		

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 Mortgagee, 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 7th day of October, 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 9, 16, 2026 26-02653P

erwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this October 1, 2026.

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) Deputy Clerk: Haley Joyner
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL:
f5mail@raslg.com
25-38417
October 9, 16, 2026 26-02593P

original with the Clerk of the above-styled Court on or before November 9th, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 30th day of September, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk 2026-CA-1317-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
26-20276FL
October 9, 16, 2026 26-02590P

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.: 2025CA000870 TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs. JAMES L. PETERSEN, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/8/2026, in Case No.: 2025CA000870 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and JAMES L. PETERSEN, 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 11/5/2026, the following described property set forth in the Final Judgment of Foreclosure: 101, DRIFTWOOD VILLAGE, a Subdivision according to the plat thereof recorded at Plat Book 13, Page 99 through 101, in the Public Records of Pasco County, Florida Any person claiming an interest in the surplus from the sale, if any, other than		

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.: 2026CA000531CAAXES PLANET HOME LENDING LLC , Plaintiff, v. SHAKEEL AKHTAR, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 17, 2026 and entered in Case No. 2026CA000531CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein HOREB SHAKEEL AND SHAKEEL AKHTAR, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on October 22, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 31, BLOCK 2, ASHBERRY VILLAGE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 83, PAGES 5 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 34075 JASPER STONE DR, WESLEY CHAPEL, FL 33543 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.		

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. 2026CA000727CAAXES Freedom Mortgage Corporation, Plaintiff, vs. Bryan Ghansham Sangar, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000727CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryan Ghansham Sangar; Narinedatt Sharma Sangar; Roshani Sangar; Unknown Spouse of Bryan Ghansham Sangar; Stonebridge Master Association, Inc. 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 4th day of March, 2027, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 8, CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 05-26-21-0140-00800-0050 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 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: October 1, 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 9, 16, 2026 26-02588P

FIRST INSERTION		
IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol, Esq Johanni Fernandez-Marmol, Esq Jason Dugger, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com October 9, 16, 2026 26-02606P		

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 6th day of October, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premлата Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00767
October 9, 16, 2026 26-02648P

FIRST INSERTION		
NOTICE OF RESCHEDULED FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA002834CAAXWS 2019 LENDER 7, LLC, Plaintiff, v. SEAN GILMAN, Defendant. Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in this cause 2024CA002834CAAXWS, in the Circuit Court of Pasco County, The Clerk of the Court, NIKKI ALVAREZ-SOWLES will sell the real property situated in Pasco County, Florida, described as: Lot 30, Rainbow Oaks, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 69 through 75, inclusive, of the Public Records of Pasco County, Florida. ALSO KNOWN AS: 10230 Autumnwood Drive, Hudson, FL 34667 at public sale, to the highest and best bidder, for cash, on		

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.: 2026CA001213CAAXWS UNION HOME MORTGAGE CORPORATION, Plaintiff, vs. CHRIS ANDERSON; FAIRWAY SPRINGS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF CHRIS ANDERSON; CHRISTOPHER L. LEITCH 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 04 day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 115, FAIRWAY SPRINGS UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 93 THROUGH 95, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3602 PLAYER DR, NEW PORT RICHEY, FL 34655 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		

November 4, 2026 by electronic sale beginning at 11:00 a.m. at: www.pasco.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

"In accordance with the American with Disability Act, persons needing special accommodations to participate in this proceeding should contract the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the bottom of the notice. 1-800-955-8771 (TDD) or 1-800-955 via Florida Relay Service."

Dated: October 6, 2026
THE REISSMAN LAW GROUP, P.A.
Marshall G. Reissman, Esquire
FBN: 0310085
1700 66th St. N., Ste 405
St. Petersburg, FL 33710
Telephone: (727) 322-1999
Facsimile: (727) 327-7999
Primary Service:
service@reissmanlaw.com
Secondary Service:
marshall@reissmanlaw.com
October 9, 16, 2026 26-02631P

FIRST INSERTION		
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 06 days of October 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 26-00784 October 9, 16, 2026 26-02637P		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA004138CAAXWS SELENE FINANCE, LP, Plaintiff, vs. ROBERT J. ZAROBINSKI, SR.; UNKNOWN SPOUSE OF ROBERT J. ZAROBINSKI, SR.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST KAREN M. ZAROBINSKI A/K/A KAREN ZAROBINSKI; POINTE WEST CONDOMINIUM ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; CURRENT RESIDENTS, et al., NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2026 entered in Civil Case No. 2025CA004138CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein SELENE FINANCE, LP , is Plaintiff and ROBERT J. ZAROBINSKI, SR.; UNKNOWN SPOUSE OF ROBERT J. ZAROBINSKI, SR.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST KAREN M. ZAROBINSKI A/K/A KAREN ZAROBINSKI; POINTE WEST CONDOMINIUM ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; and CURRENT RESIDENTS, are Defendant(s). The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on October 26, 2026, on the following described property as set forth in said Final Judgment, to wit: UNIT 146-B OF PARADISE POINT WEST GROUP 6 (A/K/A POINTE WEST CONDOMINIUM), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 700,		

PAGE(S) 319, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property address: 11618 Bayonet Ln Unit B, New Port Richey, FL 34654

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 5th day of October 2026.
LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A.
Attorneys for Plaintiff
1900 NW Corporate Blvd., Suite 200W
Boca Raton, Florida 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
Published in: Business Observer
October 9, 16, 2026 26-02621P

--- SALES / ACTIONS ---

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. 2026CA001422CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Maira Alejandra Herrera a/k/a Maira A. Herrera, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA001422CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Maira Alejandra Herrera a/k/a Maira A. Herrera; Jonathan Freedy Ortiz 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 23rd day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 33, KNOLLWOOD VIL-LAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 31-26-16-0020-00000-0330 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 accomodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 30th 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 # 26-F01685
October 9, 16, 202626-02589P

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA001586CAAXES FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. TAHIYAH OOYSHEE OSMANI, et al., Defendant. To: MUSHFIQUE AHMED SHAFI, 37138 GOFFAUX LOOP, ZEPHYRHILLS, FL 33541 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 119, BRACK RANCH PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 20 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before November 9, 2026 or 30 days from the first publication, otherwise a Judgment may be		

entered against you for the relief demanded in the Compliant.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accomodate 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 6th day of October, 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-1586-ES
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
26-22436FL
October 9, 16, 202626-02630P

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA001593CAAXWS PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. JULIE ADAMS; SARAH SCHWARTZ/K/A VICTORIA R ADAMS; GEOFFERY ADAMS; IAN ADAMS; LIAM ADAMS; ROBERT ADAMS; TAYLOR ADAMS; JPMORGAN CHASE BANK, N.A.; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DAVID ADAMS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DAVID ADAMS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS CURRENT ADDRESS: UNKNOWN LAST KNOWN ADDRESS: UNKNOWN TO: GEOFFERY ADAMS LAST KNOWN ADDRESS: 8130 DEDHAM DRIVE, PORT RICHEY, FL 34668 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: LOT 482, THE LAKES UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES		

89 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 8130 Dedham Drive, Port Richey, FL 34668

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 11/09/2026

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 accomodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this the 30th day of September, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk 26-CA-1593-WS
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-006382-1
October 9, 16, 202626-02592P

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-002869 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. BRIAN COX, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on November 9, 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 818, PALM TERRACE GARDENS UNIT 4, according to the proposed plat thereof, recorded in Official Records Book 727, Page 275, of the Public Records of Pasco County, Florida. Property Address: 11241 Linden Lane, Port Richey, FL 34668 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.		

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 1st day of October, 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 9, 16, 202626-02594P

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. 2026CA001400CAAXES Truist Bank Plaintiff, vs. Lauren Alannah Levi; Unknown Spouse of Lauren Alannah Levi Defendants. TO: Lauren Alannah Levi and Unknown Spouse of Lauren Alannah Levi Last Known Address: 9432 McKendree Rd, Wesley Chapel, FL 33545 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. THENCE ALONG THE NORTH LINE THEREOF RUN EAST 32.40 FEET FOR A POINT OF BEGINNING: THENCE CONTINUE EAST 3.50 FEET, THENCE S. 05 DEGREES 50 MINUTES 00 SECONDS E. 890.00 FEET, THENCE WEST 94.91 FEET, THENCE N. 00 DEGREES 03 MINUTES 43 SECONDS E. 885.39 FEET TO THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 October 9, 16, 202626-02649P		

FL 33634, within thirty (30) days of the first date of publication on or before November 9, 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 accomodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED on October 7, 2026.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan
As Deputy Clerk
2026-CA-1400-ES

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01634
October 9, 16, 202626-02649P

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA002189CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ERIC W.BURKE, et al., Defendant. To: ERIC W BURKE 3732 MENDOCINO STREET, NEW PORT RICHEY, FL 34655 UNKNOWN SPOUSE OF ERIC W BURKE 3732 MENDOCINO STREET, NEW PORT RICHEY, FL 34655 UNKNOWN TENANT IN POSSESSION 1 3732 MENDOCINO STREET, NEW PORT RICHEY, FL 34655 UNKNOWN TENANT IN POSSESSION 2 3732 MENDOCINO STREET, NEW PORT RICHEY, FL 34655 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 1214, SEVEN SPRINGS HOMES, PHASE 1, UNIT 5-A ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 126 AND 127, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the origi-		

nal with the Clerk of the above- styled Court on or before November 9th, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accomodate 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 30th day of September, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.,
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk 2026-CA-2819-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
26-22617FL
October 9, 16, 202626-02591P

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026CA002480CAAXES ROCKET MORTGAGE, LLC, Plaintiff, vs. MEIRKHAN KOBLANOV, et. al. Defendants. To: MEIRKHAN KOBLANOV PUB (L/K/A) 31119 MANGO FADE WAY SAN ANTONIO, FL 33576 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN To: ULZHAN KOBLANOV A/K/A ULZHAN KOBLANOVA PUB (L/K/A) 31119 MANGO FADE WAY SAN ANTONIO, FL 33576 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 46, BLOCK 23, MIRADA PARCEL 16-2 ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 85, PAGES 22, 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 lan. R. Norych, Esq., 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 11/09/2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 accomodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and seal of said Court on October 6, 2026.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
26-07370-1
October 9, 16, 202626-02629P

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. 2026CA000345CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MANUEL MAESTRE, JR.. 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 MANUEL MAESTRE, JR., 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 406, TAMPA BAY AND TENNIS CLUB- PHASE IIB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 81 THROUGH 86, 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 Con-		

gress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/09/2026/ (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 accomodate 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 October 7, 2026.

CLERK OF THE CIRCUIT COURT
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
BY: SHAKIRA RAMIREZ PAGAN
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-341688
October 9, 16, 202626-02652P

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY CASE NO. 2025CA004140CAAXES ACRISURE MORTGAGE, LLC, Plaintiff, vs. JOHNNY ORTIZ, et al., Defendant. To: JOHNNY ORTIZ 5210 AUTUMN RIDGE DRIVE, WESLEY CHAPEL, FL 33545 UNKNOWN SPOUSE OF JOHNNY ORTIZ 5210 AUTUMN RIDGE DRIVE, WESLEY CHAPEL, FL 33545 UNKNOWN TENANT IN POSSESSION 1 5210 AUTUMN RIDGE DRIVE, WESLEY CHAPEL, FL 33545 UNKNOWN TENANT IN POSSESSION 2 5210 AUTUMN RIDGE DRIVE, WESLEY CHAPEL, FL 33545 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 29, BLOCK 25, NEW RIVER LAKES PHASE 1, PARCEL D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE(S) 90 THROUGH 113, INCLUSIVE, 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 Morgan B. Lea, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the		

original with the Clerk of the above-styled Court on or before November 9, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 2nd day of October, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.,
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Shakira Ramirez Pagan
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-15100FL
October 9, 16, 202626-02612P

--- ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2026CC005092CCAXES OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. CAROLYN ANNE HILL, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2, Defendants. TO: CAROLYN ANNE HILL 24910 OAKHAVEN CT. LUTZ, FL 33559 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowner's assessments lien recorded on July 1, 2024, in Official Records Instrument #:2024115668, in the Public Records of Pasco County, on the following property located in Pasco County, Florida. ADDRESS: 24910 Oakhaven Ct., Lutz, FL 33559 LEGAL: Lot 86, of OAK GROVE, PHASES 4B AND 5B, according to the plat thereof as recorded in Plat Book 50, Pages 98 through 103 inclusive, of the Public Records of Pasco County, Florida. A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida		
33609 on or before 11/09/2026, and file the original with the Clerk of this Court either before service upon the 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 this October 7, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 October 9, 16, 2026	26-02616P	
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA002616CAAXWS CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. LYLE D. CROSSON, JR. A/K/A LYLE DEAN CROSSON, JR.; UNKNOWN SPOUSE OF LYLE D. CROSSON, JR. A/K/A LYLE DEAN CROSSON, JR.; MELINDA CROSSON-FINNEY; UNKNOWN SPOUSE OF MELINDA CROSSON-FINNEY; BARBARA CROSSON-HADZOVIC; UNKNOWN SPOUSE OF BARBARA CROSSON-HADZOVIC; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC F/K/A LOANPAL, LLC, Defendant(s). TO: Lyle D. Crosson, Jr. a/k/a Lyle Dean Crosson, Jr. Residence Unknown Unknown Spouse of Lyle D. Crosson, Jr. a/k/a Lyle Dean Crosson, Jr. Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: LOT 2191, EMBASSY HILLS UNIT FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 51 AND 52, OF THE PUBLIC RECORDS OF PASCO COUNTY,		
FLORIDA. Street Address: 8936 Farmington Lane, Port Richey, Florida 34668 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, on or before within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Due on or before November 9, 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 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 ON October 7, 2026. Nikki Alvarez-Sowles, Esq. Clerk of said Court BY: Shakira Ramirez Pagan As Deputy Clerk 2026-CA-2616-WS McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400312 October 9, 16, 2026	26-02650P	
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.: 2026CA001643CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. STEPHANIA CASTILLO; FLORIDA HOUSING FINANCE CORPORATION; PALERMO ASSOCIATES LLC AS SUCCESSOR IN INTEREST TO MARINER FINANCE, LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF STEPHANIA CASTILLO 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 04 day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 317, SEVEN SPRINGS HOMES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 46, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7312 FULLERTON COURT, NEW PORT RICHEY, FL 34655 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 06 days of October 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 26-00784 October 9, 16, 2026	26-02638P	

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 Justhealthy located at 2126 Stoneview Road in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. DATED this 3rd day of October, 2026 WELLADVISED LLC October 9, 2026	26-02616P	
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 AJOVA Journeys located at 13715 Rangeland Blvd in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. DATED this 5th day of October, 2026 Amanda Maucere October 9, 2026	26-02625P	

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC NOTICES ---		
SECOND 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 E.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 Beneficiaries, Successors, Assigns, and Devises 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	
FOURTH INSERTION		
SECOND AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2026DR003163DRAXES Division: Family IN THE INTEREST OF ACE WALLEY DAKOTA WALLEY Children KEITH PACHIANO MARGARET OLIVERO-PACHIANO Petitioner(s), and BRITNY COPPEDGE, Respondent/Mother, MATTHEW WALLEY, Respondent/ Father. Re: Petition for Temporary Custody by Extended Family TO: MATTHEW WALLEY 30500 EAST PORT DRIVE, WESLEY CHAPEL, FL 33545 YOU ARE NOTIFIED that an action for Petition for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SUMMER PRESTON, ESQ. ATTORNEY FOR KEITH PACHIANO, whose address is 5331 PRIMROSE LAKE CIRCLE, SUITE 115, TAMPA, FL 33647,on or before 10/19/2026, and file the original with the clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Avenue, Dade City, Florida 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Currently Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the address on records at the Clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED: September 15, 2026 CLERK OF THE CIRCUIT COURT Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Lauren Wheatley Sept. 18, 25; Oct. 2, 9, 2026	26-02383P	

FIRST INSERTION		
Notice 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 New Era Galleries 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 Department of State, Tallahassee, Florida. DATED this 30th day of September, 2026 Signature Asset Holdings LLC October 9, 2026	26-02601P	

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE / PUBLIC NOTICES ---		
SECOND 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	
SECOND 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. 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	
THIRD INSERTION		
Notice of Application for Tax Deed 2026XX000189TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2205794 Year of Issuance: 06/01/2023 Description of Property: 23-24-16-0010-00000-0420 GULF SIDE EST #2 B 6 P 148 LOT 42 RB 807 PG 1047 Name(s) in which assessed: KATHERINE LOUISE PALOCCE LOUISE KATHERINE PALOCCE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am. September 08, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sep. 25; Oct. 2, 9, 16, 2026.	26-02450P	

FIRST INSERTION		
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 27, 2026, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line October 16, 2026, at 6:00am and ending October 27, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods. Name Anthony Coleman Sr. Dinosclate E. Ortiz October 9, 16, 2026	Unit 234 253 26-02634P	

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		

THIRD 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		

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

SECOND INSERTION	SECOND 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.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1170 Division Probate MARY L. MENDEZ Deceased.
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 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, 202626-02551P	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, 202626-02524P

SECOND 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, 202626-02581P

SECOND INSERTION	SECOND 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.	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 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, 202626-02579P	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, 202626-02553P

SECOND 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, 202626-02580P

SECOND 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, 202626-02526P

SECOND 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 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, 202626-02523P

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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.reaforeclose.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, 202626-02519P

--- ACTIONS / SALES ---

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. 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

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. 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 BE-

GINNING.
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 con-

tact 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

SECOND 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 LOGA-

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

GLIO, 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 DEPART-

MENT, 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

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. 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 Publica-

tion 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2026CA001701CAAXWS
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

SECOND 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
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



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Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

IV20906A V33

SECOND 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 Carrillon 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

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. 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

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. 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

SECOND 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

SECOND 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

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. 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

SECOND 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&quot; 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

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. 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

SECOND 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 / ESTATE / TAX DEEDS / PUBLIC NOTICES ---

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).		OF PASCO HOMEOWNERS ASSO- CIATION 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 SAGA- MORE 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 accor-	
SECOND INSERTION					
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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).		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 Fon- taine Avenue, Spring Hill, Flori- da 34610		and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort- gage. 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 Re- sources 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 notifi- cation 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	
THIRD INSERTION					
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 UNRE- CORDED 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			
SECOND INSERTION		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. October 2, 9, 2026 26-02442P			
SECOND 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 con- sisting 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			
SECOND 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 isin- shaw & 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			
THIRD 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. October 2, 9, 2026 26-02447P			
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.: 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 AS- SOCIATION, 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 fol- lowing described property set forth in the Final Judgment of Foreclosure: Lot 203, DRIFTWOOD VIL- LAGE FIRST ADDITION, accord- ing 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 PROCEED- ING, 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 COUN- TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR- ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED- ULED 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			
THIRD 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 Blooming- dale 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 October 2, 9, 2026 26-02515P			
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 fol- lowing described real property in Pasco County, Florida: Tract 22 of the unrecorded Plat of MEADOWBROOK TRAIL- ER ESTATES, being further de- scribed 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 Valley- brook 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					
SECOND 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, BENEFI- CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST- EES 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 cover- ing the following real and personal property described as follows, to-wit: LOT 103, OF LAKESIDE PHAS- ES 1B AND 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUN- TY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando De- Luca, 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 de- manded 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			

TAX DEEDS

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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 COM-PANY 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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 THERE-OF 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

THIRD 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

THIRD 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

THIRD 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

ESTATE

SECOND 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

THIRD 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

THIRD 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

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

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--- ACTIONS / TAX DEEDS ---

THIRD 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 WB and L.B. to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to 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 WB 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 WB 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
THIRD 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
THIRD 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

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CALL 941-906-9386
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County name from
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legal@businessobserverfl.com

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**Business
Observer**

THIRD 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 ELSAIED 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
THIRD 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
THIRD 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

THIRD 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

THIRD 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

THIRD 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 SCHAFFER 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

THIRD 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 RIZAH1 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

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