PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

EXHIBIT A

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

Notice is hereby given to the public and all landowners within Deerbrook Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 323.940 acres, located north of Bexley Road and southwest of Land O Lakes Boulevard, 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 10, 2026
TIME: 9:00 a.m.
PLACE: Rizzetta & Company Offices
5844 Old Pasco Rd, Ste 100
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, District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("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.

John Weaver, District Manager
October 16, 23, 2026 26-02662P

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Connerton East Community Development District (the "District"), comprised of approximately 1,336.536 acres in Pasco County, Florida, 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: Tuesday, November 10, 2026
Time: 9:00 a.m.
Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 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 Rizzetta & Company, 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.

Jayna Cooper, District Manager
October 16, 23, 2026 26-02664P

--- PUBLICS ---

FIRST INSERTION

EXHIBIT A
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Deerbrook Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 323.940 acres, located north of Bexley Road and southwest of Land O Lakes Boulevard, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) 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 10, 2026
TIME: 9:00 a.m.
PLACE: Rizzetta & Company Offices
5844 Old Pasco Rd, Ste 100
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, District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("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.

John Weaver District Manager
October 16, 23, 2026 26-02663P

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Hillcrest Preserve Community Development District (the "District"), comprised of approximately 591.886 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 17, 2026
Time: 11:00 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 2005 Pan Am Circle, Suite 300, 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 813-873-7300 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.

Charlotte Sonetirot District Manager
October 16, 23, 2026 26-02665P

FIRST INSERTION

NOTICE OF BOARD MEETING
MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, October 27, 2026, at 6:00 PM at the Watergrass II Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, FL 33545.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the "District Manager's Office"), during normal business hours. The meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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 jgreenwood@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.

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

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

Jason Greenwood
District Manager
October 16, 2026 26-02666P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the North AR-1 of Pasco Community Development District

Notice is hereby given to the public and all landowners within the North AR-1 of Pasco Community Development District (the "District"), comprised of approximately 1,759.97 acres in Pasco County, 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: 6:00 p.m.
Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 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 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) 873-7300, 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.

David Wenck, District Manager
October 16, 23, 2026 26-02667P

FIRST INSERTION

NOTICE OF LANDSCAPING WORKSHOP
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

The Board of Supervisors of the WaterGrass Community Development District II will hold a landscaping workshop at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545, on Wednesday, October 28, 2026, at 6:00 p.m.

The purpose of the workshop is to discuss landscaping options. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Board of Supervisors will not take any action at this workshop. The workshop may be continued to a date, time, and place to be specified at such meeting.

A copy of the agenda for the workshop may be obtained from the District Manager via email at andy@hikai.com, during normal business hours or from the District's website at www.watergrasscdd2.com.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Kai, at (813) 565-4663 at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Andy Mendenhall
District Manager
October 16, 2026 26-02699P

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 MELBEE BEAUTY located at 3902 FLATIRON LOOP in the City of WESLEY CHAPEL, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of October, 2026
ADELE HENNUYER
October 16, 2026 26-02680P

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 Painted Closet Co located at 7801 Cherrytree Lane in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of October, 2026
kerry klein
October 16, 2026 26-02678P

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 Vino & Vynl located at 625 E. Twiggs Street Suite 110-A PMB 70252, in the City of Tampa, Pasco, FL 99545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026
Bernard Reid
October 16, 2026 26-02713P

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 Ascend With AI located at 8547 SAVORY WALK DRIVE in the City of Land O Lakes, Pasco, FL 34637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of October, 2026
BRIAN PATRICK BATSON
October 16, 2026 26-02696P

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 Gathered Reserve located at 625 E. Twiggs Street Suite 110-A PMB 70252 in the City of Tampa, Pasco, FL 99545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026
Bernard Reid
October 16, 2026 26-02712P

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 Starkey Blvd Storage located at 9854 Decubellis Rd in the City of New Port Richey, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026
Starkey Mini Storage L.P.
October 16, 2026 26-02723P

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 Cotee River Company located at 7801 Cherrytree Lane in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of October, 2026
kerry klein
October 16, 2026 26-02677P

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 Trade-in-Favors located at 27317 Green Willow Run 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 8th day of October, 2026
Khare Impact Organization, Inc.
October 16, 2026 26-02679P

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 Ritual & Rare located at 10359 Honey Hammock Way in the City of San Antonio, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of October, 2026
Hasan Najjar
October 16, 2026 26-02694P

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 Soreva located at 10939 Avana Way, apt 103 in the City of New Port Richey, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of October, 2026
Soreva Health LLC
October 16, 2026 26-02695P

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Business Observer

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the New River Community Development District ("District") on November 16, 2026, at 5:30 p.m., at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1.0, and all subparts therein (the "Amended Rules"). The purpose and effect of the proposed Amended Rules are to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Pasco County Business Observer on October 9, 2026.

The Amended Rules may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, 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.

Specific legal authority for the adoption of the proposed Amended Rules 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, 255.0992, 255.0525, 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.

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

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

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

Brian Young, District Manager
New River Community Development District
October 16, 2026 26-02668P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass III Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is ROP-2026-1. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on October 9, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on November 19, 2026, at 10:00 a.m., at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

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

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or wrathellc@whhassociates.com (the "District Manager's Office") or the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543.

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

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

Craig Wrathell
Wiregrass III Community Development District
October 16, 2026 26-02700P

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 Snack Happy located at 9310 Wellstone Dr in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of October, 2026
Cristi Abner
October 16, 2026 26-02676P

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Business Observer

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 TROP mobile home bearing vehicle identification numbers N13899A and N13899B and all personal items located inside the mobile home. Last Tenant: Theresa P. Ciotti a/k/a Terry Ciotti , All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Theresa P. Ciotti a/k/a Terry Ciotti, Unknown Party or Parties in Possession, Donald C. Germain, William James Hadley. Sale to be held at: Shadow Wood Village, 14709 Shadowwood Boulevard, Hudson, Florida 34667 (727)-862-2434.
October 16, 23, 2026 26-02718P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Palmetto Ridge Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 1,108.45 acres, located east of US 41, north of State Road 52, and west of Interstate 75, 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: Tuesday, November 17, 2026
TIME: 11:00 a.m.
PLACE: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run,
Land O' Lakes, FL 34648

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 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.

Charlotte Sonetirot, District Manager
October 16, 23, 2026 26-02669P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Two Rivers East Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers East Community Development District (the "District"), comprised of approximately 610.520 acres in Pasco County, Florida, 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: Tuesday, November 17, 2026
Time: 11:00 a.m.
Place: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34648

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 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.

Charlotte Sonetirot, District Manager
October 16, 23, 2026 26-02693P

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Summerstone Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 10:00 a.m., at the Genesis Center, 38120 15th Avenue, Zephyrhills, Florida 33542 on the following dates:

October 26, 2026
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 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://summerstonecdd.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 16, 2026 26-02698P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Two Rivers North Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers North Community Development District (the "District"), comprised of approximately 424.745 acres in Pasco County, Florida, 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: Tuesday, November 17, 2026
Time: 11:00 a.m.
Place: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34648

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 2005 Pan Am Circle, Suite 300, 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) 873-7300, 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.

Charlotte Sonetirot, District Manager
October 16, 23, 2026 26-02670P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Two Rivers West Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers West Community Development District (the "District"), comprised of approximately 1,640.708 acres in Pasco County, Florida, 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: Tuesday, November 17, 2026
Time: 11:00 a.m.
Place: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34648

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 2005 Pan Am Circle, Suite 300, 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) 873-7300, 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.

Charlotte Sonetirot, District Manager
October 16, 23, 2026 26-02671P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000127TDAXXX

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

Certificate #: 2204411
Year of Issuance: 06/01/2023
Description of Property:
19-24-17-0010-00000-0054
HIGHLANDS UNRECORDED PLAT POR OF TRACT 5 DESC AS COM AT SW COR OF NW1/4 SECTION 19 TH N00DEG36' 49"E ALG WEST LINE OF NW1/4 262.58 FT TH S89DEG 41' 01"E 319.52 FT TH N00DEG 40' 59"E 262.65 FT FOR POB TH CONT N00DEG40' 59"E 87.55 FT TH S89DEG41' 59"E 319.94 FT TH S00DEG45' 09"W 87.57 FT TH N89DEG41' 44"W 319.84 FT TO POB LESS ELY 25.00 FT THEREOF FOR RD R/W AKA LOT 16 RAMONA'S UNRECORDED PLAT SUBJECT TO EASEMENT OVER EAST 25.00 FT THEREOF OR 3181 PG 725 OR 5536 PG 1015
Name(s) in which assessed:
LUTHER H BOLES
LOTTIE BOLES
CAROLYN D BOLES

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

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

October 09, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
October 16, 2026 26-02681P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026C4002567
SOUTHWIND RISK RETENTION GROUP,
Plaintiff, vs.
CLADERA TRANSPORTATION CORP., JUAN HERNANDEZ OFARRIL, NICOLE KIMBERLY WEBB, RACHAEL MAE WEBB, AND EMILY MADISON-MARTIN,
Defendants.

TO: EMILY MADISON MARTIN
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 November 16, 2026, on Bianca De Paulis, Esq., Plaintiffs attorney, whose address isinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

DATED on OCT 08 2026
As Clerk of the Court
(SEAL) By: Julian Garcia
As Deputy Clerk
Oct. 16, 23, 30; Nov. 6, 2026
26-02673P



--- PUBLICS ---

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 alteration of an existing Surface Water Management System on 65.80 acres to serve the residential subdivision project known as Magnolia Island Phases 1A & 1B - Modification. The project is located in Pasco County, Section(s) 13,24, Township 25 South, Range 20 E. The permit applicant is Magnolia Island Community Development District 4065 Crescent Park Dr Riverview, FL 33578. The Permit No. is 43045478.007.

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 (District) at 7601 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 within14 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 16, 2026 26-02708P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Chapel Crossings Community Development District (the "District"), located in Pasco County, Florida, announces that it is soliciting professional engineering services to be performed on a continuing basis for the District's earthwork, stormwater management systems, landscape, irrigation, signage, preserve areas, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm or individual selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

The selection manual ("Selection Manual"), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available beginning October 16, 2026, at 12:00 p.m. from the District Manager, Kristee Cole, kcole@azuria.com.

Any firm or individual ("Applicant") desiring to provide professional engineering services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by November 6, 2026, at 12:00 p.m. to attention: Kristee Cole, c/o Inframark, 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607.

Furthermore, all Applicants, and specifically the individual(s) who would be responsible for providing the engineering services and interacting with the District's representatives on a day-to-day basis, shall be available to present the Applicant's Qualifications Statement and respond to questions at the District's November 16, 2026, Board meeting to be held at 10:00 a.m. at the 31438 Steam Coach Way, Wesley Chapel, 33545, and, upon the District Board's request, such other meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and Selection Manual, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant, and so forth.

Any protest regarding the terms of this Notice or the Selection Manual must be filed in accordance with the Selection Manual, applicable law, and the District's Rules of Procedure (which are available from the District Manager upon request).

Any and all questions related to this Request for Qualifications shall be directed in writing by email only to Kristee Cole, kcole@azuria.com. no later than 12:00 p.m. on November 2, 2026.

Kristee Cole
District Manager
October 16, 2026 26-02709P

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Meadow Pointe II Community Development District ("District") will be held on Wednesday, November 4, 2026, at 6:30 p.m. at the Meadow Pointe II CDD Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or (813) 873-7300 ("District Manager's Office").

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

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

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

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

District Manager
Lee Graffius
October 16, 2026 26-02710P

FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in, Pasco County, Florida, will hold Regular Meetings for Fiscal Year 2027 at 12724 Smith Road, Dade City, Florida 33525 as follows:

MEETING DATE	MEETING TIME
January 22, 2027	11:00 AM
February 26, 2027	11:00 AM
March 26, 2027	11:00 AM
April 23, 2027	11:00 AM
May 28, 2027	11:00 AM
June 25, 2027	5:00 PM
July 23, 2027	5:00 PM
August 27, 2027	11:00 AM
September 24, 2027	11:00 AM

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://ptccdd.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 16, 2026 26-02711P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001520
IN RE: ESTATE OF LEROY ANTHONY LESKIE a/k/a LEROY A. LESKIE a/k/a ROY A. LESKIE
Deceased.

The administration of the estate of LEROY ANTHONY LESKIE a/k/a LEROY A. LESKIE a/k/a ROY A. LESKIE, deceased, whose date of death was June 25, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. 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 16, 2026.

Personal Representative:
NIK WYLAND a/k/a NIKOLAS ANTHONY WYLAND
3004 NE 18th Drive
Gainesville, Florida 32609

Attorney for Personal Representative:
Neil R. Covert, Esquire, Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
October 16, 23, 2026 26-02703P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001238
IN RE: ESTATE OF MYRNA NATALIE LEWIN,
Deceased.

The administration of the estate of Myrna Natalie Lewin, deceased, whose date of death was June 21, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Signed by: Casey Torsey
Casey Beth Torsey
35526 Brick Church Loop
Dade City, Florida 33525

Attorneys for Personal Representative:
/s/ Lisa Curia George
Lisa Curia George
Florida Bar Number: 1033829
Michael S. Hagen
Florida Bar Number: 454788
Hagen Law Firm
5290 Summerlin Commons Way,
Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275.0808
Fax: (239) 275.3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
pat@mikehagen.com
October 16, 23, 2026 26-02706P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001480
IN RE: ESTATE OF JIMMIE LEE THOMPSON,
Deceased.

The administration of the estate of JIMMIE LEE THOMPSON, deceased, whose date of death was May 27, 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 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 16, 2026.

CHARLES THOMPSON
Personal Representative
3223 Rock Valley Drive
Holiday, FL 34691

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 16, 23, 2026 26-02682P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000107
Section J
IN RE: ESTATE OF ROGER BYRON SMIRLIS,
Deceased.

The administration of the estate of Roger Byron Smirlis, deceased, whose date of death was July 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 215, 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.

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 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 16, 2026.

Personal Representative:
Elizabeth Kathleen Pierce
4810 Mill Run Drive
New Port Richey, FL 34653

Attorney for Personal Representative:
Philip A. Rhodes, Esq.
Florida Bar Number: 118395
Segundo Law Group, LLC
2935 First Avenue North, Second Floor
St. Petersburg, FL 33713
Telephone: (727) 894-3535
E-Mail: service@civillit.com
Secondary E-Mail:
prhodes@civillit.com
October 16, 23, 2026 26-02707P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA002913CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-7
Plaintiff(s), vs.
13800 JUDY LLC; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 15, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of November, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 29, HUDSON BEACH ESTATES UNIT 3 REVISED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 13800 Judy Avenue, Hudson, FL 34667

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-000488-4
October 16, 23, 2026 26-02675P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000053
MIDFIRST BANK,
Plaintiff, VS.
NANCY M. KRUPINSKI; UNKNOWN SPOUSE OF NANCY M. KRUPINSKI; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2026 in Civil Case No. 2026CA000053, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and NANCY M. KRUPINSKI; UNKNOWN SPOUSE OF NANCY M. KRUPINSKI; UNKNOWN TENANT #1; UNKNOWN TENANT #2; are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 12, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1003, BUENA VISTA MELODY MANOR ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 111, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 7th day of October, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
FBN: 30330
2026.10.07 11:56:04-04'00'
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1485-543B
Ref# 27076
October 16, 23, 2026 26-02687P

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CC006562CCAXWS
PAUL BRYTUS,
Plaintiff, vs.
GIANMARCO GALLO CARMENATE, and FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES (DHSMV),
Defendant.

TO:
Gianmarco Gallo Carmenate
Residence Unknown

YOU ARE NOTIFIED that an action to quiet title (Declaratory Judgment) and enforce an Equitable Lien on the following property in Pasco County, Florida:

2002 Ford F-150
VIN: 1FTRW08LX2KE36902

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul Brytus, Esq., the plaintiff's attorney, whose address is Law Offices of Paul Brytus PA, 750 S. Orange Blossom Trail, Suite 133, Orlando, FL32805, on or before NOVEMBER 16, 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 four (4) consecutive weeks in the Business Observer.

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 Pasco County Customer Service Center, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, Phone: (727) 847-2411 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 9, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Shakira Ramirez Pagan
October 16, 23, 30; Nov. 6, 2026 26-02688P



FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001165CPAXES
Division 51
IN RE: ESTATE OF CHERYL ANNETTE COHO,
Deceased.

The administration of the estate of CHERYL ANNETTE COHO, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida, 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
AMANDA TRAVAGLINI

Attorney for Personal Representative:
AIDA M. BRITO, ESQ.
Florida Bar No.: 1031647
Attorney for Petitioner
DUNWODY WHITE & LANDON PA
550 Biltmore Way, Suite 810
Coral Gables, FL 33134
Telephone: (305) 529-1500
Fax: (305) 529-8855
E-Mail: abrito@dwl-law.com
Secondary E-Mail:
karmas@dwl-law.com
wmuir@dwl-law.com
October 16, 23, 2026 26-02704P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001305
Division --
IN RE: ESTATE OF BROOKE THERESA PETERSON
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Brooke Theresa Peterson, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was March 17, 2026; that the total value of the estate is $2,201.91 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Mary Anne Herrmann
4515 Whitton Way #112
New Port Richey, Florida 34653

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is October 16, 2026.

Person Giving Notice:
Mary Anne Herrmann
4515 Whitton Way #112
New Port Richey, Florida 34653

Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com, samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
October 16, 23, 2026 26-02684P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001425CPAXWS
IN RE: ESTATE OF RAPHAELA DICAPUA, A/K/A RAE DICAPUA
Deceased.

The administration of the estate of Raphaela DiCapua, a/k/a Rae DiCapua, deceased, whose date of death was 7/23/2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Box 338, New Port Richey FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 date of the first publication of this notice is October 16, 2026.

Personal Representative:
Edmund C. DiCapua
1145 Twin Bridge Rd
Gaffney, SC 29341

Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
McDonald Fleming
Attorneys for Personal Representative
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamcdonald@pensacolalaw.com
kweston@pensacolalaw.com
October 16, 23, 2026 26-02705P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP001327CPAXES
IN RE: ESTATE OF JAMES FRANCIS MILLER,
Deceased.

The administration of the estate of JAMES FRANCIS MILLER, Deceased, whose date of death was June 7, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

DAVID MILLER,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
October 16, 23, 2026 26-02683P

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.: 2026CA000377
TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC.,
Plaintiff, vs.
REMEDIOS NOVIO,
Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/5/2026, in Case No.: 2026CA000377 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and REMEDIOS NOVIO, is the Defendant. 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 11/16/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 10, Unit Four San Clemente Village, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 106 and 107, ofthe Public records of Pasco County, Florida.

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

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

DATED: October 13, 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 16, 23, 2026 26-02701P

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. 2025CA003171CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CAROL LYNNE LAUER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2026, and entered in 2025CA003171CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CAROL LYNNE LAUER; UNKNOWN SPOUSE OF CAROL LYNNE LAUER; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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 November 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 290, HOLIDAY GARDENS ESTATES UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 11 AT PAGES 22 AND 23 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5851 LANATE AVE, NEW PORT RICHEY, FL 34652

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

IMPORTANT

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

Dated this 12 day of October, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-334787 - MaS
October 16, 23, 2026 26-02715P

FIRST INSERTION

NOTICE OF SALE
IN THE 6th JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
Case No.
512026CA000911CAAXWS
21STMORTGAGE CORPORATION,
Plaintiff vs.
JESSICA TUCKER; UNKNOWN SPOUSE OF JESSICA TUCKER; KATHY STEVENSON; UNKNOWN SPOUSE OF KATHY STEVENSON; STACY NORMAN; UNKNOWN SPOUSE OF STACY NORMAN; AND UNKNOWN TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 31, 2026, entered in Case No. 512026CA000911CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein JESSICA TUCKER, UNKNOWN SPOUSE OF JESSICA TUCKER, KATHY STEVENSON, UNKNOWN SPOUSE OF KATHY STEVENSON, STACY NORMAN, and UNKNOWN SPOUSE OF STACY NORMAN are the Defendants, that Nikki Alvarez-Sowles, Esq., , the Clerk of Court, will sell to the highest and best bidder for cash, in an online sale at at www.pasco.realforeclose.com, on November 3, 2026 at 11:00 AM, the following described real property as set forth in the Final Judgment:

Legal: LOT 60 LESS THE NORTH 13 FEET THEREOF, AND ALL OF LOTS 61 AND 62, BLOCK 139, MOON LAKE ESTATES UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 101 - 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH A 2022, NOBILITY, 28X40 MODEL MANUFACTURED HOME, BEARING VIN NOS.:N116513A AND N116513B.

NOTICE 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.

NOTICE

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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

/s/ Leslie S. White Leslie S. White, for the firm
Florida Bar No. 521078
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Telephone 407-841-1200
Attn: Leslie S. White
Facsimile 407-423-1831
Post Office Box 2346
Orlando, FL 32802-2346
primary email:
lwhite@deanmead.com
secondary email:
callender@deanmead.com
October 16, 23, 2026 26-02689W

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2026CA002403CAAXES
Honorable Judge: POLK, ALICIA
PLANET HOME LENDING, LLC
Plaintiff, vs.
MOHAMED REDA ABBADI; ASSIA AIT CHEIKH; STONEBRIDGE MASTER ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: MOHAMED REDA ABBADI
Last Known Address: 6973 TWISTING PINES LOOP, ZEPHYRHILLS, FL33541

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 6973 TWISTING PINES LOOP, ZEPHYRHILLS, FL33541, and more particularly described as follows:

LOT 2, BLOCK 2, CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE(S) 14 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

APN No. 05-26-21-0140-00200-0020

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, NOVEMBER 16, 2026, but not less than 30 days from the first proof of 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; 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: October 9, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Shakira Ramirez Pagan
October 16, 23, 2026 26-02692P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2026CA000136CAAXWS
DIVISION: J2
Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
Plaintiff, -vs.-
Efrain Rivera; Hilda Rivera; First Portfolio Ventures II, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2026CA000136CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, Plaintiff and Efrain Rivera are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on November 4, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 126, TIMBER OAKS - TRACT 16 - UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 75-77, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-334287 FC01 CXE
October 16, 23, 2026 26-02672P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025-CA-001174-CAAX-WS
DIVISION: J2
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LILLIAN PERLEY, DECEASED; UNKNOWN SPOUSE OF LILLIAN PERLEY ; MILLPOND TRACE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 15, 2026 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on NOVEMBER 12, 2026 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida::

CONDOMINIUM UNIT 911, MILLPOND TRACE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AND A PERCENTAGE IN THE COMMON ELEMENTS APPURTENANT THERETO, AS RECORDED IN O.R. BOOK 1530, PAGE 978 AND SUBSEQUENT AMENDMENTS THERETO, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 13 THROUGH 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7828 Hardwick Drive, # 911, New Port Richey, FL 34653

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

Dated: October 8, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive,
Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
October 16, 23, 2026 26-02674P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001586
IN RE: ESTATE OF
DONNA M. FAZEKAS a/k/a DONNA JEAN FAZEKAS
Deceased.

The administration of the estate of DONNA M. FAZEKAS a/k/a DONNA JEAN FAZEKAS, deceased, whose date of death was May 27, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is October 16, 2026.

Anastasia Marie Hourdas
Personal Representative
7121 Arboretum Way
New Port Richey, FL 34655
G. Andrew Gracy
Attorney for Personal Representative
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Email: Andrew@ppeblesandgracy.com
October 16, 23, 2026 26-02685P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE No. 2026CA000968CAAXES
FREEDOM MORTGAGE CORPORATION,
Plaintiff, VS.
JACQUELINE MAUREEN RIVERA, ET AL.
DEFENDANT(S).
To: Jacqueline Maureen Rivera
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
9835 Bowden Mill Court, Land O Lakes, FL 34638

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

Lot 18, Block G, Asbel Creek Phase Five, according to the map or plat thereof, as recorded in Plat Book 60, Page(s) 77 through 84, inclusive, of the Public Records of Pasco County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/16/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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 either the ADA Coordinator Pasco County Customer Service Center 8731 Citizens Drive, New Port Richey, FL 34654, Phone (727) 847-8135 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, 727-847-8028 (V) at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: October 12, 2026
Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court
(SEAL) By: Shakira Ramirez Pagan
Deputy Clerk of the Court
2026-CA-968-ES
Our Case #: 26-001056/2026CA000968CAAXES/Freedom Mortgage
October 16, 23, 2026 26-02691P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA002567
SOUTHWIND RISK RETENTION GROUP,
Plaintiff, vs.
CLADERA TRANSPORTATION CORP., JUAN HERNANDEZ OFARRIL, NICOLE KIMBERLY WEBB, RACHAEL MAE WEBB, AND EMILY MADISON-MARTIN,
Defendants.
TO: JUAN HERNANDEZ OFARRIL
1406 VALLEY PL
BRANDON, FL 33510

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 11/16/2026, 2026, on Bianca De Paulis, Esq., Plaintiff's 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 10/12/26
(Name of Clerk)
As Clerk of the Court
(SEAL) By Julian Garcia
As Deputy Clerk
October 16, 23, 30; Nov. 6, 2026
26-02690P

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V2

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA002108
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM ALTON WRIGHT, JR. AKA WILLIAM A. WRIGHT, JR., DECEASED, et al,
Defendant(s).
To:
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM ALTON WRIGHT, JR. AKA WILLIAM A. WRIGHT, JR., DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY :
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SECTION 30, TOWNSHIP 25 SOUTH RANGE 21 EAST, PASCO COUNTY, FLORIDA.
TOGETHER WITH THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6711, PAGE 1727, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 34760 WRIGHT LN WESLEY CHAPEL FL 33545

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before November 16, 2026

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

**See the Americans with Disabilities Act

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

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

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

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

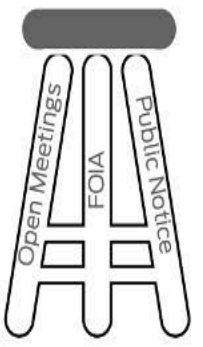
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 9th day of October, 2026.

Clerk of the Circuit Court
(SEAL) By: /s/ Shakira Ramirez Pagan
Deputy Clerk 2026-CA-2108-ES
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-007337
October 16, 23, 2026 26-02686P

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the three-legged stool of government transparency





This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps prevent government officials from hiding information

they would prefer the public not to see

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC006418CCAXWS
BEACON WOODS EAST-VILLAGES 16 & 17 ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF ROSE K. MENSH and ANY AND ALL UNKNOWN HEIRS,
Defendants.
TO: ESTATE OF ROSEK. MENSH and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, BEACON WOODS EAST- VILLAGES 16 & 17 ASSOCIATION, INC., herein in the following described property:

Lot 50, BEACON WOODS EAST - VILLAGES 16 & 17, according to the map or plat thereof, as recorded in Plat Book 32, Pages 116-120, of the Public Records of Pasco County, Florida. With the following street address: 14035 Shoal Drive, Hudson, Florida 34667

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE NOVEMBER 16TH, 2026

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

Dated on October 13, 2026.

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

October 16, 23, 2026 26-02717P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PASCO, FLORIDA.
CASE No. 2026CA002547CAAXWS
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 STEPHEN A. LIPPAI AKA STEPHEN LIPPAI, 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 STEPHEN A. LIPPAI AKA STEPHEN LIPPAI, DECEASED
7409 STILLWATER DR
HUDSON, FL 34667
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 307, PONDEROSA PARK UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 34 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1980 MOBILE HOME BEARING VEHICLE IDENTIFICATION NUMBER 16087A AND TITLE NUMBER 16865865 AND VEHICLE IDENTIFICATION NUMBER 16087B AND TITLE NUMBER 16865866 WHICH TITLES HAVE BEEN CANCELLED WITH THE DMV.

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 16th, 2026 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this October 13, 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
(26-001964-01)
October 16, 23, 2026 26-02716P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA000868CAAXES
ONSLOW BAY FINANCIAL, LLC
Plaintiff(s), vs.
INXS X LLC; EDWARD W MILLS JR; CARPENTERS RUN HOMEOWNERS' ASSOCIATION, INC.; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).
TO: EDWARD W. MILLS, JR.
LAST KNOWN ADDRESS: 4048 AULT AVENUE, ODESSA, FL 33556
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 18, CARPENTER'S RUN PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 1615 Spinningwheel Drive, Lutz, FL 33559

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 November 16, 2026

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

DATED this the 12th day of October, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Shakira Ramirez Pagan
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No .25-017680-2
October 16, 23, 2026 26-02697P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2026CA000970CAAXES
Division J1
SAN ANTONIO CITIZENS FEDERAL CREDIT UNION
Plaintiff, vs.
BARBARA C. MAGILTON, et al.
Defendants.
TO:
BARBARA C. MAGILTON
LAST KNOWN ADDRESS
39132 COUNTY ROAD 54 UNIT 2060
ZEPHYRHILLS, FL 33542

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

UNIT 2060, BUILDING C, OF TALIA CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1385, PAGE(S) 1852, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 39132 COUNTY ROAD 54, UNIT 2060, ZEPHYRHILLS, FL 33542 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before NOVEMBER 16, 2026, (or 30 days from the first date of publica ion, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise, a default will .

AMERICANS WITH DISABILITY ACT 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, e-mail: ada@pascoclerk.com

Dated: October 14, 2026

CLERK OF THE COURT
(COURT SEAL)
Honorable Nikki Alvarez-Sowles, Esq.
38053 Live Oak Avenue
Dade City, Florida 33523
(COURT SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan

Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
190850/2532378/and
October 16, 23, 2026 26-02722P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA002147CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR BM-SC HANOK SERIES I TRUST,
Plaintiff, v.
MICHAEL HURCKES, et al,
Defendant(s).
To the following Defendant(s):
MICHAEL HURCKES
(Last Known Address: 5339 CADES COVE, NEW PORT RICHEY, FL 34652)
UNKNOWN SPOUSE OF MICHAEL HURCKES
(Last Known Address: 5339 CADES COVE, NEW PORT RICHEY , FL 34652)
UNKNOWN TENANT #1
(Last Known Address: 5339 CADES COVE, NEW PORT RICHEY, FL 34652)
UNKNOWN TENANT#2
Last Known Address: 5339 CADES COVE, NEW PORT RICHEY, FL 34652

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 9, SEA COLONY AT GULF LANDINGS PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 108 THROUGH 110, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 5339 CADES COVE, NEW PORT RICHEY, FL 34652

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 11/16/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 this October 14, 2026

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
October 16, 23, 2026 26-02721P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA001478CAAXES
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
AARON B ELLENBERGER A/K/A AARON ELLENBERGER, et al.,
Defendants.
TO:
AARON B ELLENBERGER A/K/A AARON ELLENBERGER
1430 MICHELLE CT, COLORADO SPRINGS, CO 80916

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

PARCEL 96, OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 33 THROUGH 36, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGE 484, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
TOGETHER WITH THAT CERTAIN 1987 BARR MOBILE HOME,
VIN # LFLBA2AG423309933 AND LFLBA2BG423309933-FLORIDA TITLE NUMBER 0043965718 AND 0043972488.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before November 16th, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this October 13, 2026

NIKKI ALVAREZ-SOWLES, ESQ
As Clerk of the Court
/s/ Nichole Alvarez-Sowles
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-01451
October 16, 23, 2026 26-02714P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025CA003614CAAXWS
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, VS.
JAMES B. HOADLEY; ET AL
Defendant(s).
To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF JAMES B. HOADLEY
Last Known Address UNKNOWN

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

LOT 98, KNOLLWOOD VILLAGE II, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 7, PAGE 115.
a/k/a 4911 BARTELT RD, HOLIDAY, FL 34690

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 11/16/2026 (30) days after the first publication of this Notice in the BUSINESS OBSERVER, (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 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 this October 13, 2026

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

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
October 16, 23, 2026 26-02702P

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. 2026CA002806CAAXWS
THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES,
Plaintiff, vs.
DIRK PALMER. et. al.
Defendant(s),
TO: DIRK PALMER, UNKNOWN SPOUSE OF DIRK PALMER,
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 1604, OF THE UNRECORDED PLAT OF THE HIGHLANDS UNIT #9, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA: GO THENCE S 00 DEG 14'17' E, ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 349.91 FEET; THENCE GO S 89 DEG 52'35" W, A DISTANCE OF 660.60 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE S 89 DEG 52' 35" W, A DISTANCE OF 160.00 FEET; THENCE GO N 00 DEG 07'25" W, A DISTANCE OF 310.00 FEET; THENCE GO N 89 DEG 52'35" E, A DISTANCE OF 160.00 FEET; THENCE S 00 DEG 07'25" E, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING.
"TOGETHER AS AN IMPROVEMENT TO THE LAND, THAT CERTAIN MANUFACTURED HOME / MOBILE HOME THAT IS PERMANENTLY AFFIXED TO THE ABOVE DESCRIBED PROPERTY"
1997 PALM HARBOR 68' X 28' SERIAL /VIN#S PH099405AFL & PHO99405BFL.

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 16, 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 October 14, 2026.

CLERK OF THE CIRCUIT COURT
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
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
26-389995
October 16, 23, 2026 26-02720P

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

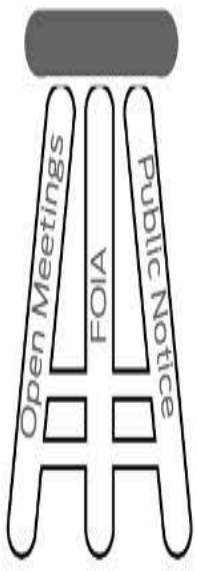
XNV181187

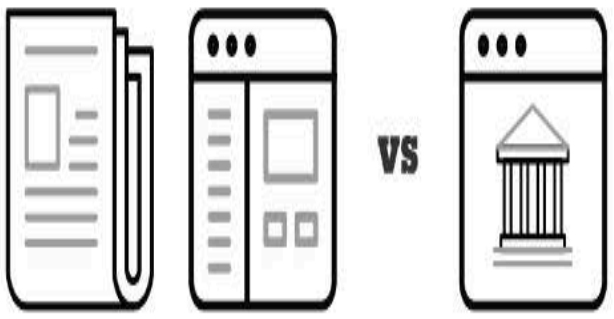
Why Public Notice Should Remain in Newspapers

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

three-legged stool

of government transparency





This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



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

prevent government officials from hiding information

they would prefer the public not to see

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA003043CAAXWS
LEXI MICHAUD,
Plaintiff, vs.
NICHOLAS SHOEMAKER.,
Defendant.

NOTICE is hereby given that a civil action commenced on September 08, 2026 and is now pending as case number 2026CA003043 in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is:
Nicholas Shoemaker
8310 Liman Dr.
New Port Richey, FL 34653

and the nature of the proceeding is a partition on Real Property - Non-Homestead $1 - $50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE NOVEMBER 16, 2026

WITNESS my hand and the seal of said court at Manatee County, Florida on October 14, 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
Oct. 16, 23, 30; Nov. 6, 2026
26-02719P

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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	Unit
Anthony Coleman Sr.	234
Dinosclate E. Ortiz	253

October 9, 16, 2026 26-02634P

THIRD 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.

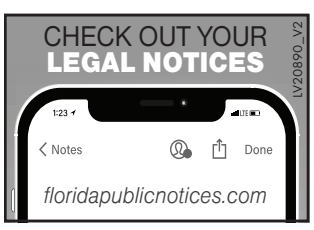
TO: RACHEL MAE WEBB
7757 Atwood Drive
Wesley Chapel, FL 33545

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



SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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

SECOND 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, 2026 26-02646P

SECOND 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, 2026 26-02604P

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

--- PUBLIC NOTICES ---

SECOND 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, 2026 26-02609P

SECOND 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, 2026 26-02608P

SECOND 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, 2026 26-02628P

SECOND INSERTION

Notice of Public Sale

United of Pasco Self Storage, U-Stor Ridge Rd and U-Stor Zephyrhills

Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on 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 Panton
R0003 Antonio Rives
C8 Perry Sarantopoulos
D7 Regina Sones

October 9, 16, 2026 26-02636P

SECOND 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, 2026 26-02647P

SECOND 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, 2026 26-02644P

SECOND 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, 2026 26-02656P

SECOND 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, 2026 26-02657P

SECOND 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, 2026 26-02658P

--- PUBLIC NOTICES ---

SECOND 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

SECOND 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 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, 2026 26-02660P

SECOND 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

SECOND 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 - Engdal, 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

SECOND 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

SECOND 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, 2026 26-02655P

SECOND 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.

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, 2026 26-02622P

SECOND 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, 2026 26-02595P

SECOND INSERTION

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 tendered 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, 2026 26-02611P

SECOND 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@hbmdlaw.com
Secondary E-Mail:
denise@hbmdlaw.com
October 9, 16, 2026 26-02639P

SECOND 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 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:
Cynthia Donahue
3353 Vernon Commons
Kennesaw, Georgia 30144

Attorney for Personal Representative:
Denise A. Welter, Esquire Attorney
Florida Bar Number: 585769
2312 Cypress Cove, Suite 101
Wesley Chapel, Florida 33544
Telephone: (813) 736-9080
E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
October 9, 16, 2026 26-02597P

SECOND 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 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 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: (973) 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, 2026 26-02632P

SECOND 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, 2026 26-02596P

SECOND 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, 4362.14 FEET FOR A POINT OF BEGINNING;
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 THE POINT 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-WS

ALDRIDGE PITE, LLP,
Plaintiff's Attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1190-086B
Ref# 25752
October 9, 16, 2026 26-02587P

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
LV10184

--- SALES / ACTIONS ---

SECOND INSERTION

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

SECOND 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; otherwise 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:
flmail@raslg.com
25-38417
October 9, 16, 2026 26-02593P

SECOND INSERTION

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

SECOND INSERTION

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

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.: 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.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 9, 16, 2026 26-02606P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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 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
FLCourtDocs@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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00767
October 9, 16, 2026 26-02648P

SECOND 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 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

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.: 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 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

SECOND 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 ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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 VILLAGE, 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 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 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, 2026 26-02589P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 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 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, 2026 26-02630P

SECOND 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 SCHWARTZF/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 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 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, 2026 26-02592P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-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, 2026 26-02594P

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. 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, 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 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 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, 2026 26-02649P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 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-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, 2026 26-02591P

SECOND 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 accommodate 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, 2026 26-02629P

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. 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 Congress 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 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 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, 2026 26-02652P

SECOND 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 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 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, 2026 26-02612P

--- TAX DEEDS / ACTIONS / SALES / PUBLIC NOTICES ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000191TDAXXX

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

Certificate #: 2200435
Year of Issuance: 06/01/2023
Description of Property:
15-24-21-0020-00100-0060
ELBA HTS PB 6 PG 91 LOT 6 BLK 1 OR 9434 PG 2808
Name(s) in which assessed:
ROLAND TANNER MCKENDREE

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

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

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

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

SECOND INSERTION

Notice of 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, 2026 26-02627P

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

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

The date of the first publication of this Notice is October 9, 2026.

DIANE ATANASIO, CO-Trusteee
1893 Del Robles Terrace
Clearwater, FL 33764
JENNIFER TAYLOR, CO-Trustee
19 Derby Ave.
Johnston, RI 02919

October 9, 16, 2026 26-02607P

SECOND 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 26-02651P

SECOND 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

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.: 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

SECOND 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 F.S. 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 Devisees 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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 following unit (s). Unit (s) contain general household goods.

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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-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 #007840 l
l 09 S Edison A venue
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

SECOND 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

SECOND 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, 2026 26-02661P

--- TAX DEEDS / ACTIONS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000195TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2201237
Year of Issuance: 06/01/2023
Description of Property:
01-26-21-0010-00400-0000
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TRACT 4 OR 8441 PG 1213 OR 8537 PG 3170
Name(s) in which assessed:
JOSHUA GORDON
LEANDER M ADEMA
JOSHUA J GORDON
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026.
26-02456P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000175TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2204551
Year of Issuance: 06/01/2023
Description of Property:
33-24-17-0000-00300-0000
NORTH 130.00 FT OF SOUTH 155.00 FT OF SE1/4 OF NE1/4 OF SW1/4 EXC EAST 310.00 FT & EXC WEST 210.00 FT THEREOF OR 7340 PG 963
Name(s) in which assessed:
CAROL E TAYLOR
WILBURN E CRAIN
FURRELL R CRAIN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026.
26-02441P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000179TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2205010
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0020-00000-0750
MOON LAKE ESTATES UNRECORDED PLAT OF TRACT 75 DESC AS COM AT MOST WLY COR LOT 13 BLOCK 188 MOON LAKE ESTATES UNIT 11 PB 5 PGS 141-143 TH N48DEG20' 00"W 250.00 FT TH N14DEG22' 00"E 511.03 FT FOR POB TH N82DEG22'20"W 297.73 FT TH N07DEG37'40"E 77.00 FT TH 332.63 FT ALG ARC OF CURVE RIGHT RAD 475.00 FT CHD BRG & DIST N27DEG41'20"E 325.87 FT TH 271.74 FT ALG ARC OF CURVE RIGHT RAD 275.00 FT CHD BRG N76DEG03'30"E TH S14DEG22'00"W 482.31 FT TO POB OR 7850 PG 1156
Name(s) in which assessed:
KEITH W FORD TRUSTEE TRUST AGREEMENT DATED 29TH DAY OF MAY 2008, 10046 MARKHAM STREET LAND TRUST 10046 MARKHAM STREET LAND TR
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026.
26-02442P

THIRD INSERTION

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

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

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

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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000185TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2205795
Year of Issuance: 06/01/2023
Description of Property:
23-24-16-0010-00000-0440
GULF SIDE ESTS 2 MB 6 PG 148 LOT 44 RB 805 PG 405
Name(s) in which assessed:
KATHERINE LOUISE PALOCCE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026.
26-02447P

FOURTH INSERTION

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

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

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

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

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE OCTOBER 26, 2026

WITNESS my hand and the seal of said court at Pasco County, Florida on the 23 day of September 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
Sept. 25; Oct. 2, 9, 16, 2026
26-02515P

--- ACTIONS / TAX DEEDS ---

FOURTH INSERTION

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

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

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

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

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

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

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

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

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

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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000151TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2209687
Year of Issuance: 06/01/2023
Description of Property:
34-26-16-0000-00500-0120
CHELSEA PLACE CONSERVATION EASEMENT PARCEL 4 LESS PORS LYING WITHIN FOLL DESC CHELSEA PLACE RELEASE PARCEL 4 REVISED COM AT NE COR OF LOT 56 CHELSEA PLACE UNIT TWO-A PER PB 28 PGS 119-124 TH ALG NLY EXT OF WLY R/W LN OF DAVENPORT DR CV L RAD 275.00 FT CHD N18DEG26'02"W 11.25 FT TH N19DEG36'22"W 175.66 FT FOR POB TH S70DEG23'38"W 150.00 FT TH N49DEG47'04"W 197.29 FT TH N00DEG23'38"E 275.00 FT TO S BDY OF MITCHELL BLVD PHASE K (PARCEL B REVISED) PER OR 1639 PGS 219-222 TH S89DEG36'22"E 213.00 FT TO WLY R/W LN OF PROPOSED DAVENPORT DR TH S00DEG23'38"W 107.33 FT TH CV L RAD 337.00 FT CHD S09DEG36' 22"E 117.04 FT TH S19DEG36' 22"E 125.66 FT TH N70DEG23' 38"E 12.00 FT TH S19DEG36' 22"E 14.34 FT TO POB OR 3231 PG 1918
Name(s) in which assessed:
CHELSEA PLACE PRESERVE INC
CARL A MINIERI
REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02423P

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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000196TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2204805
Year of Issuance: 06/01/2023
Description of Property:
09-25-17-0020-00700-0190
MOON LAKE UNIT 2 PB 4 PG 74 LOTS 19 & 20 BLOCK 7
Name(s) in which assessed:
TRINITY INVESTMENT GROUP III LLC
GHONEIM ENTERPRISES INC
ELSAYED M MOHAMED
REGISTERED AGENT
KHALIFA MONA HUSSEIN
MENA ANTANIOS
REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000152TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2204996
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0100-18100-0050
MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOT 5-7 INCL BLOCK 181 OR 9391 PG 3458
Name(s) in which assessed:
DEBORAH K SCHAFER
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02424P

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000171TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2204948
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0060-08000-0030
BLK 80 MOON LAKE ESTS UNIT 6 PB 4 PGS 90, 91 LOTS 3 TO 6 INCL
Name(s) in which assessed:
WABAYO LAND TRUST #10725
WABAYO LAND TRUST #10725 DATED AUGUST 22, 2023
RIZAHI NJAMZA TRUSTEE
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02437P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2026XX000184TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2205659
Year of Issuance: 06/01/2023
Description of Property:
13-24-16-0010-00000-1540
EMERALD BEACH-1 PB 7 PG 88 LOT 154
Name(s) in which assessed:
DAVID ELVERS JR
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 29, 2026 at 10:00 am.
September 08, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Sep. 25; Oct. 2, 9, 16, 2026.
26-02446P

SAVE TIME

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legal@businessobserverfl.com
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