PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULEMAKING BY THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Epperson North Community Development District (the "District") on December 2, 2026, at 6:00 p.m., at 9045 Ivy Stark Boulevard, Wesley Chapel, Florida 33545. Prior notice of rule development was published in a newspaper of general circulation on October 23, 2026.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (collectively, the "Amenities"), the District hereby gives the public notice of its intent to establish Amended and Restated Amenities Rules and Policies imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Third Amended and Restated Amenities Rules and Policies"), Rule No. EN-R0004.

The purpose and effect of the Third Amended and Restated Amenities Rules and Policies is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Disciplinary Rules includes Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The Third Amended and Restated Amenities Rules and Policies amends provisions regarding Part 3: Amenities Disciplinary Rule to increase District Manager temporary authority to up to 30 days; adding provisions for board extension and permanent authority.

The proposed Third Amended and Restated Amenities Rules and Policies may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. A copy of the proposed Third Amended and Restated Amenities Rules and Policies is posted on the District's website: www.eppersonnorthcdd.org and may be obtained by contacting the District Manager's Office, c/o Vesta Property Services, Inc., 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132.

Any person who wishes to provide the District with a proposal for alternative Part 3: Amenities Disciplinary Rule 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 specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Heath Beckett, District Manager
Epperson North Community Development District
October 30, 2026 26-02786P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on November 18, 2026 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office 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 (800) 955-8770 or 7-1-1 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.

John Weaver
District Manager
October 30, 2026 26-02842P

FIRST INSERTION

**Notice of Rescheduled Meeting
Abbott Square Community Development District**

The regular meeting of the Board of Supervisors of the Abbott Square Community Development District ("District") scheduled for Monday, November 9, 2026, at 5:30 p.m. has been rescheduled to Monday, November 16, 2026, at 5:30 p.m. at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

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

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

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

Kristee Cole
District Manager
October 30, 2026 26-02882P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Know What's Coming located at 1099 Bering Rd, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 26 day of October, 2026.

Sonali Shekhar Vinnakota
October 30, 2026 26-02866P

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 RENO HOME 360 located at 41132 PAPER BIRCH STREET in the City of WESLEY CHAPEL, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2026

RAGHAVENDRA RAJU MUPPANA
DRIFTER'S EYE LLC
October 30, 2026 26-02878P

FIRST INSERTION

**NOTICE OF BOARD MEETING
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeshore Ranch Community Development District ("District") will hold a regular meeting of the Board of Supervisors on November 10, 2026, at 6:00 PM at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or 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.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
October 30, 2026 26-02787P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 10th day of July, 2026, in the cause wherein Brinson Properties Inc, James C Sweasy, was Plaintiff, and Christopher Norris, Suzanne Gray, was Defendant, being case number 2022CA001181CAAXES in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Christopher Norris, Suzanne Gray, in and to the following described property, to wit:

**6906 Amanda Vista Circle
Land O Lakes, FL 34637
Lot 8, Block C, WOODS, according to the plat thereof as recorded in Plat Book 65, Pages 10 through 13, of the Public Records of Pasco County, Florida
Parcel Identification Number: 01-26-18-0080-00C00-0080**

I shall offer this property for sale "AS IS" at the Pasco Sheriff's Office West Operations Building 7432 Little Road, New Port Richey, FL 34654, in the County of Pasco, State of Florida on the 2nd day of December, 2026 at the hour of 10:00 AM, or as soon thereafter as possible. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Matthew E. Linsky, Esq
Porter Wright Morris & Arthur LLP
201 North Franklin Street Suite 1600
Tampa, FL 33602

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Sgt M. Adamo 5174
Sgt M. Adamo, Deputy Sheriff
October 30; November 6, 13, 20, 2026 26-02845P

FIRST INSERTION

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1000881 from Momentum Childcare, LLC., south of SR52 and east of McKendree Road in San Antonio, FL. Application received August 19th, 2026. Proposed activity: construction of a 12,500 SF daycare facility. Project name: Childcare at Abbey Crossings. Project size: 4.48 Acres. Location: Section(s) 16 Township 25, Range 20, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-14476, TDD only 1(800)231-6103.
October 30, 2026 26-02855P



FIRST INSERTION

**BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS**

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on November 9, 2026, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
October 30, 2026 26-02838P

FIRST INSERTION

**WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING**

The Board of Supervisors ("Board") of the Wiregrass III Community Development District (the "District") and the Auditor Selection Committee (the "Audit Committee") of the District will hold a regular meeting and audit committee meeting on November 19, 2026, at 10:00 a.m., at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543.

The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office 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 Board meeting with respect to any matter considered at the Board meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
October 30, 2026 26-02848P

FIRST INSERTION

**REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR:
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida**

Notice is hereby given that the Vida's Way Community Development District (the "District") will accept proposals from qualified firms interested in providing landscape and irrigation maintenance services. The proposal package, including instructions to proposers, evaluation criteria, contract documents, project scope, and any technical specifications ("Project Manual"), will be available for public inspection and may be obtained beginning November 5, 2026 at 2:00 p.m. (Eastern Time) from Wrathell, Hunt & Associates, LLC ("District Manager") by email request only sent to gillyardd@whhassociates.com.

Firms desiring to provide services for this project must hand deliver submit one (1) original and five (5) hard copies as well as one electronic PDF copy on a flash drive of the required proposal on no later than November 19, 2026, at 2:00 p.m. (Eastern Time) ("Response Deadline") to the District Manager at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544, Attention: District Manager. Proposals shall be submitted in accordance with the Project Manual in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals received after the Response Deadline will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on November 19, 2026, shortly after the Response Deadline at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (561)571-0010 or gillyardd@whhassociates.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Manager's office.

Any protest regarding the Project Manual, including but not limited to protests relating to the notice, instructions, forms, contract form, scope of work, maintenance maps, specifications, evaluation criteria, evaluation process, or any other issues or items relating to the RFP, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after issuance of the Project Manual. A protest bond must be included with the notice of protest. The formal protest setting forth with particularity the facts and law upon which the protest is based must be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest, protest bond, or formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual.

Ranking of proposals will be made based on qualifications according to the Evaluation Criteria set forth in the Project Manual. The District has the right to reject any and all proposals and waive any informalities or irregularities if it determines in its discretion it is in the best interest to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at suitk@whhassociates.com with a copy to District Counsel, Ryan J. Dugan at ryan.dugan@kutakrock.com. All questions must be received no later than 5:00 p.m. on November 12, 2026, to be considered.

District Manager
October 30, 2026 26-02847P

--- PUBLICS ---

FIRST INSERTION

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: November 19, 2026
TIME: 10:00 a.m.
PLACE: 28210 Paseo Drive, Suite 190
Wesley Chapel, Florida 33543

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Craig Wrathell, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), or at the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543, during normal business hours.

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

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

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

District Manager
October 30; November 6, 2026 26-02849P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 17.36 acres known as Rowan Townhouses. The project is located in Pasco County, Section(s) 10, Township 26 South, Range 16 East. The permit applicant is Meritage Homes whose address is 10117 Princess Palm Avenue, Suite 550 Tampa, FL 33610. The Permit No. is 43049236.000.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter 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 proposed 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 Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 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 agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter 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 action in this matter is not available prior to the filing of a request for hearing.

October 30, 2026 26-02857P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 BOARD OF SUPERVISORS' MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, as follows,

November 11, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 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 for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tsrcdd.com/.

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

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

District Manager
October 30, 2026 26-02846P

FIRST INSERTION

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Wiregrass III Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2027, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2027, be completed no later than June 30, 2028.

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

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

Proposers must provide one (1) electronic copy and one (1) hard copy of their proposal in an envelope marked on the outside "Auditing Services, Wiregrass III Community Development District." Proposals must be received by 12:00 p.m. on November 6, 2026, at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Please direct all questions regarding this Notice to the District Manager.

District Manager
October 30, 2026 26-02851P

FIRST INSERTION

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: November 19, 2026
TIME: 10:00 a.m.
PLACE: 28210 Paseo Drive, Suite 190
Wesley Chapel, Florida 33543

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Craig Wrathell, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), or at the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543, during normal business hours.

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

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

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

District Manager
October 30; November 6, 2026 26-02850P

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 Total LifeSpan Coaching located at 37080 Church Ave in the City of Dade City, Pasco, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of October, 2026
Mercedes L Lopez Ph.D EQi CPRC
October 30, 2026 26-02873P

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 Shark AI Solutions located at 9409 Rally Springs 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 22nd day of October, 2026
Michelle Stanaland
October 30, 2026 26-02836P

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 Roger Cox P.E. located at 1195 Chesapeake Drive in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of October, 2026
William R Cox
October 30, 2026 26-02858P

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 Toni Grace Yoga located at 4718 Continental Drive in the City of Holiday, Pasco, FL 34690 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October, 2026
Toni Grace
October 30, 2026 26-02835P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
RFQ for Engineering Services

The Wiregrass III Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional 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," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on November 13, 2026 to the attention of Daphne Gillyard (by email to: gillyardd@whhassociates.com) ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, 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.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars ($20,000.00).

October 30, 2026 26-02852P

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 Nate Smart Home Automations located at 2552 Good Will Ln in the City of Lutz, Pasco, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of October, 2026
Nate Services LLC
Obinna Ezeonugo
October 30, 2026 26-02877P

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 J. Joseph Salon located at 1738 Bruce B Downs Blvd 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 25th day of October, 2026
JJS Wesley Chapel LLC
Roy Naccour, Manager
October 30, 2026 26-02853P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MC located at 37814 Rattlesnake Trail in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of October, 2026
McCown Consulting LLC
Jacob McCown, Authorized Member
October 30, 2026 26-02872P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Bowerspace located at 1099 Bering Rd, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 26 day of October, 2026.
Sonali Shekhar Vinnakota
October 30, 2026 26-02865P

FIRST INSERTION

NOTICE OF ACTION FOR MINOR NAME CHANGE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-DR-004963-WS
My Vong, Petitioner
and
Loc Truong, Respondent

TO: Loc Truong
Canada

YOU ARE NOTIFIED that a Verified Minor Name Change has been filed against you and that you are required to serve a copy of your written defenses, if any to it on My Vong whose address is 4303 Onorio St, New Port Richey, FL 34653 on or before 11/30/2026 after the first publication, and file the original with the Clerk of this Circuit Court at 8731 Citizens Dr, New Port Richey, Florida 34654 before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: OCT 26 2026
CLERK OF THE CIRCUIT COURT
Julian Garcia
{Deputy Clerk}
Oct. 30; Nov. 6, 13, 20, 2026 26-02883P

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
Case Number: 2026-DR-003549

In re: The Marriage of
GEORGETTE CECILIA DE ROUX TAYLOR,
Petitioner/Wife,
and
JOSE GUEVARA,
Respondent/Husband..
TO: JOSE GUEVARA
Last Known Address:
23400 White Magnolia Place, #16-105
Lutz, Florida 33549

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written responses, if any, to it on counsel for GEORGETTE CECILIA DE ROUX TAYLOR , Petitioner/Wife, and file the original with the Clerk of the Circuit Court on or before the date specified in the published Notice of Action.

If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

Copies of the Petition for Dissolution of Marriage and other court documents in this case are available at the office of the Clerk of the Circuit Court of Pasco County, Florida.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed or otherwise provided to the address on record with the Clerk.

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

By: RaeAnn Compton
RaeAnn Compton, Esquire
Florida Bar Number 0333750
W. Todd Smith, Esquire
Florida Bar Number 523119
COMPTON AND SMITH, P.A. 8905
Regents Park Drive – Suite 210
Tampa, Florida 33647-3081
Telephone: (813) 994-2026
Facsimile: (813) 994-6984
Email:
RaeAnn@ComptonandSmith.com
Secondary Email:
Jessicacomptonlaw@gmail.com
Todd@ComptonandSmith.com
Attorneys for Wife
Oct. 16, 23, 30; Nov. 6, 2026 26-02868P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL BY THE WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT

The Wiregrass III Community Development District Board of Supervisors ("Board") will hold public hearings on November 19, 2026 at 10:00 a.m. at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds or other debt instruments within the Wiregrass III Community Development District ("District"), a geographic depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's preliminary *Master Engineer's Report*, dated September 15, 2026 ("Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, and 190, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), or at the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 3354**3.**

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, stormwater management system, potable water, reclaimed water and wastewater utility systems, district roadways, county roadways, off-site roadway improvements, undergrounding of conduit, hardscaping, landscaping, irrigation, parks/amenities, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above. According to the Improvement Plan, the estimated cost of the Improvements is $140,702,299.

The District intends to impose special assessments on benefitted lands within the District in the manner set forth in the District's preliminary *Master Special Assessment Methodology Report*, dated September 15, 2026 ("Assessment Report"), which is on file and available during normal business hours at the address provided above.

The purpose of any such assessment is to secure the bonds or other debt instruments issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all developable benefitted lands within the District. The Assessment Report identifies the maximum assessment per acre. The method of allocating assessments for the Improvements to be funded by the District will be determined on an equal assessment per acre basis.
The proposed annual schedule of assessments is as follows:

Bond Assessments Apportionment

Unit Type	Total Number of Units/Sq. Ft.	Total Cost Allocation	Total Bond Assessments Apportionment	Bond Assessment Apportionments per Unit/1,000 Sq. Ft.	Annual Debt Service per Unit/1,000 Sq. Ft.*
Residential					
SF 40'	90	$6,048,098.82	$8,451,080.60	$93,900.90	$8,737.53
SF 50'	190	$15,960,260.78	$22,301,462.69	$117,376.12	$10,921.92
SF 60'	40	$4,032,065.88	$5,634,053.73	$140,851.34	$13,106.30
SF 70'	180	$21,168,345.88	$29,578,782.09	$164,326.57	$15,290.68
SF 80'	240	$32,256,527.05	$45,072,429.85	$187,801.79	$17,475.06
SF 90'	80	$12,096,197.65	$16,902,161.19	$211,277.01	$19,659.45
SF 100'	40	$6,720,109.80	$9,390,089.55	$234,752.24	$21,843.83
Townhomes	150	$8,820,144.12	$12,324,492.54	$82,163.28	$7,645.34
Multifamily	350	$14,700,240.19	$20,540,820.90	$58,688.06	$5,460.96
Commercial					
Commercial/Retail	150,000	$18,900,308.82	$26,409,626.87	$176,064.18	$16,382.87
Total		**$140,702,299.00**	**$196,605,000.00**		

* Does not include costs of collection and early payment discounts

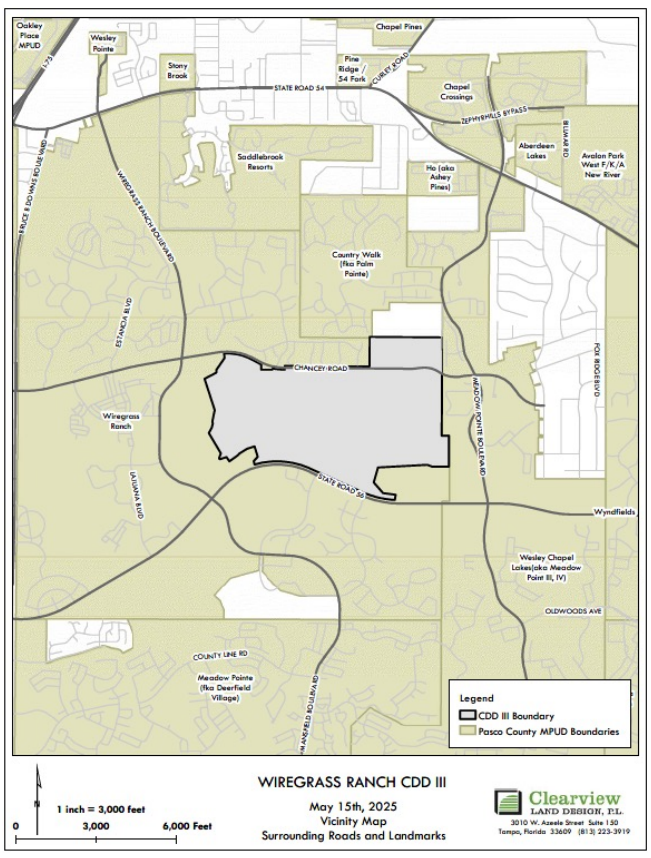
The special assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. The District expects to collect sufficient revenues to retire no more than $196,605,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, and interest. These annual assessments will be directly collected and enforced by the District. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on November 19, 2026 at 10:00 a.m. at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2026-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors ("**Board**") of the Wiregrass III Community Development District ("**District**") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("**Improvements**") described in the District's *Master Engineer's Report*, dated September 15, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* ("**Assessments**"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated September 15, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**") and at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543 ("**Local Records Office**"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $140,702,299 ("**Estimated Cost**").

4. The Assessments will defray approximately $196,605,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of September, 2026.

ATTEST:

/s/ Craig Wrathell
Secretary/Assistant Secretary

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
/s/ Quinn K Porter
Chair/Vice Chair, Board of Supervisors

Exhibit A: *Master Engineer's Report*, dated September 15, 2026
Exhibit B: *Master Special Assessment Methodology Report*, dated September 15, 2026

October 30; November 6, 2026 26-02856P

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR JOINT PETITION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-006298
IN RE: THE MATTER OF THE ADOPTION
OF MINOR CHILDREN:
PAYTON H. MUNIVE
DOB: 09/27/2017
and
HUNTER J. MUNIVE
DOB: 10/04/2018
TO:Richard Anthony Williams
26 Harbor View Drive
Lake St. Louis, MO 63367
W/M DOB/ October 4, 1988
6', 200 lbs, brown hair, blue eyes

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to Jared M. Loper P.A., Attn: Jared M. Loper, Esquire, 1515 4th St. N., St. Petersburg, Florida 33704, counsel for the Petitioners, on or before November 27, 2026, and file the original with the clerk of this Court at Pasco County Clerk of the Circuit Court, located at: 7530 Little Rd., New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this proceeding will be mailed to the address on record at the Clerk's office.

Publication of this Notice of Action in Pasco County, Florida is through the Business Observer and in St. Charles County, Missouri is through the St. Charles County Journal.

WARNING: UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

THE STATE OF FLORIDA

TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the petition/complaint in this lawsuit on the above-named person.

DATED: October 21, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL)
Deputy Clerk: Kaylen McCutcheon
Deputy Clerk

Oct. 30; Nov. 6, 13, 20, 2026 26-02843P

FIRST INSERTION

NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on November 6, 2026, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
October 30, 2026 26-02859P

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
LV20087_V12

FIRST INSERTION

NOTICE OF PUBLIC SALE

Wrecktified Hudson LLC gives notice and intent to sell for non- payment of labor, service and storage fees for the following vehicle on 11/18/2026 at 8:30 AM at 12623 US 19, Hudson, FL 34667. Please call 727-441-2000 for $1,483.91 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ the Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
2006 MERZ BENZ
WDBNF67J56A472802 $2971.01
October 30, 2026 26-02854P

FIRST INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

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

Unit L12 - S. Melvin
Unit B01 - T. Englehart

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE November 14, 2026 AT OR AFTER: 11:00 A.M.
Oct. 30; Nov. 6, 2026 26-02862P

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

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 Hygienic Cleaning located at 4318 Mesa Drive 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 22nd day of October, 2026
Nichole Hunter
October 30, 2026 26-02790P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/13/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 SPAT travel trailer bearing vehicle identification number 110BA02PXEA025601 and all personal items located inside the travel trailer. Last Tenants: Hartford G. Rawlins, Sharon Lynn Ziegler, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Sharon Lynn Ziegler, Thelma Marie McGuire, Robert Gabriel Hardy, and Joseph Ray Ziegler, as Possible Heir to Sharon Lynn Ziegler. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).
Oct. 30; Nov. 6, 2026 26-02834P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000200TDAXXX

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 #: 2204992
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0100-17700-0040
MOON LAKE NO 10 MB 5 PGS 128 TO 131 LOTS 4 & 5 BLK 177
Name(s) in which assessed:
ELIJAH DALTON
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02793P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000221TDAXXX

NOTICE IS HEREBY GIVEN,
That CANAL TAX, 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 #: 2209885
Year of Issuance: 06/01/2021
Description of Property:
25-26-15-006D-00000-9790
ALOHA GDNS UNIT 9 PB 11 PGS 34, 35, & 36 LOT 979
Name(s) in which assessed:
CRYSTAL SOMERS
NICOLAS ROSCONI
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02810P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000230TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2208220
Year of Issuance: 06/01/2023
Description of Property:
06-26-16-0070-00100-0130
BAYOU VIEW PB 2 PG 53 LOTS 13-15 INCL BLOCK 1 OR 6902 PG 1022
Name(s) in which assessed:
JOYCE ANN FISHER
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02816P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000234TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2201236
Year of Issuance: 06/01/2023
Description of Property:
36-25-21-0040-00000-0220
PRETTY POND ACRES PB 37 PGS 58-60 LOT 22 OR 9026 PG 102
Name(s) in which assessed:
CAROL FRISCO WALERT
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02819P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000241TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2220395
Year of Issuance: 06/01/2023
Description of Property:
34-26-17-0020-00100-0390
HOLIDAY CLUB NO 2 PB 8 PG 31 LOT 39 BLK 1 SUBJ TO ACCESS ESMT
Name(s) in which assessed:
DAVID DURSO
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02822P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000244TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 2208339
Year of Issuance: 06/01/2023
Description of Property:
08-26-16-0180-00000-0360
TOWN & COUNTRY VILLAS PB 6 PG 9 LOT 36
Name(s) in which assessed:
KEVIN FORD
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02824P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000198TDAXXX

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 #: 2204897
Year of Issuance: 06/01/2023
Description of Property:
10-25-17-0050-06600-0250
BLK 66 MOON LAKE NO 5 MB 4 PGS 84, 85 LOTS 25, 26 RB 942 PG 624
Name(s) in which assessed:
RALPH B REID
REBECCA K REID
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02791P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000199TDAXXX

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 #: 2206963
Year of Issuance: 06/01/2023
Description of Property:
12-25-16-0090-09600-0180
GRIFFIN PARK PB 2 PG 78 & 78A LOT 18 BLOCK 96
Name(s) in which assessed:
ADRIENNE LAWRANCE
JOHNSON
JAMES CHAN
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02792P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000202TDAXXX

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 #: 2205169
Year of Issuance: 06/01/2023
Description of Property:
17-25-17-0030-01700-0240
MOON LAKE ESTATES UNIT 3 PB 4 PGS 75 & 76 LOTS 24 25 26 & 27 BLOCK 17 OR 9182 PG 2516
Name(s) in which assessed:
KALIOPE ASHBROOK
BRYAN N ASHBROOK
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02795P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000204TDAXXX

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 #: 2205395
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0150-26000-0340
MOON LAKE NO 15 MB 6 PGS 65A 66 67 & 68 LOTS 34 & 35 BLOCK 260 OR 271 PG 73
Name(s) in which assessed:
VERNA L MCNEAL
MALCOLM R MCNEAL
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02797P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000209TDAXXX

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 #: 2205875
Year of Issuance: 06/01/2023
Description of Property:
24-24-16-0040-00000-0080
HUDSON TERR PB 6 PG 134 LOT 8
Name(s) in which assessed:
VALLEY WINNER LAND TRUST
WINNER VALLEY LAND TRUST
VALLEY WINNER TRUST
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02802P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000211TDAXXX

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 #: 2205462
Year of Issuance: 06/01/2023
Description of Property:
28-25-17-0200-27800-0790
MOON LAKE UNIT 20 PB 7 PGS 15 16 & 17 LOTS 79 & 80 BLOCK 278
Name(s) in which assessed:
SCOTT WALLIS
JUAN C CASTANEDA
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02804P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000201TDAXXX

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 #: 2205036
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0060-08800-0210
MOON LAKE ESTATES UNIT 6 PB 4 PGS 90 & 91 LOTS 21 TO 24 INCL BLOCK 88
Name(s) in which assessed:
BEVERLY J TOOTHMAN
AMBER MARIE MORRIS
BEVERLY J WORDEN
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02794P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000207TDAXXX

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 #: 2202083
Year of Issuance: 06/01/2023
Description of Property:
22-26-21-0010-00000-0011
CHAIVA HTS MB 5 P 102 S 120 FT LOT 1 EXCEPT EAST 5.00 FT THEREOF OR 6507 PG 1087
Name(s) in which assessed:
MICHAEL L FARDELLO
MARK VERNON FARDELLO
BRIAN LEE FARDELLO
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02800P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000217TDAXXX

NOTICE IS HEREBY GIVEN,
That CANAL TAX, 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 #: 2207145
Year of Issuance: 06/01/2023
Description of Property:
16-25-16-003A-00000-2130
LEASEHOLD INTEREST IN SENATE MANOR MOBILE HOME PARK UNRECORDED PLAT LOT 213 OR 9540 PG 395
Name(s) in which assessed:
JAMES TELIGADES
JONATHAN TELIGADES
CATHERINE TELEGRADES
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02806P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000243TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 2205849
Year of Issuance: 06/01/2023
Description of Property:
23-24-16-0290-00000-0660
VIVA VILLAS PB 13 PGS 3 & 4 LOT 66
Name(s) in which assessed:
MAGNIFICENT SOLUTIONS LLC
KHAN GANDRABHSAIN
DAVID A GIL ECHEVERRY
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02823P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000223TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2202752
Year of Issuance: 06/01/2023
Description of Property:
35-25-19-0020-00A00-0100
FOX RUN UNRECORDED PLAT LOT 10 BLOCK A DESC AS COM AT THE SE COR OF SECTION 35 TH N89DG 26' 16"W 772.18 FT ALG THE SOUTH BDY OF SEC 35 FOR POB TH N89DG 26' 16"W 169.00 FT TH N00DG 33' 44"E 258.00 FT TO THE SOUTH RIGHT WAY OF DEACON BLVD TH S89DG 26' 16"E 169.00 FT ALG SAID RIGHT OF WAY LINE TH S00DG 33' 44"W 258.00 FT TO POB OR 4055 PG 1488
Name(s) in which assessed:
RANDY FRANCUM
MICHELLE FRANCUM
KERRY R FRANCUM
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02811P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000238TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2207377
Year of Issuance: 06/01/2023
Description of Property:
23-25-16-0040-00000-0521
GOLDEN ACRES UNIT TWO PB 7 PGS 94 & 95 PORTION OF LOTS 52A & 102 DESC AS:COM MOST WLY COR OF SAID LOT 52A TH S55DEG15' 56"E 499.24 FT FOR POB TH N35DEG01' 27"E 230.00 FT TH S54DEG58' 33"E 273.11 FT TH S47DEG07' 53"W 92.09 FT ALG SLY BDY LN OF SAID LOT 102 TH N54DEG58' 33"W 60.07 FT TH S51DEG36' 06"W 146.03 FT TH N54DEG58' 33"W 152.08 FT TO POB
Name(s) in which assessed:
TROY BREVIG
TRACY BREVIG
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02820P

SAVE TIME
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Business Observer

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000205TDAXXX

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 #: 2209042
Year of Issuance: 06/01/2023
Description of Property:
21-26-16-0020-00000-0050
ANCLOTE RIVER HIGHLANDS PB 4 PG 103 LOT 5 OR 3238 PG 1266
Name(s) in which assessed:
DALE F PENICK
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02798P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000203TDAXXX

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 #: 2205257
Year of Issuance: 06/01/2023
Description of Property:
21-25-17-0120-20000-0170
MOON LAKE NO 12 MB 5 PGS 151 TO 153 LOTS 17 & 18 BLK 200
Name(s) in which assessed:
SCOTT WALLIS
JUAN CASTANEDA
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02796P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000208TDAXXX

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 #: 2205804
Year of Issuance: 06/01/2023
Description of Property:
23-24-16-0030-00000-0360
HUDSON TERR 1ST AD MB 7 PG 60 LOTS 36 37 & 38 OR 9689 PG 2671
Name(s) in which assessed:
JOHN E DIBB
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02801P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000247TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 2201808
Year of Issuance: 06/01/2023
Description of Property:
14-26-21-0120-00500-0020
CUNNINGHAM HOME SITES PB 5 PG 74 LOT 2 BLOCK 5 OR 9327 PG 2280
Name(s) in which assessed:
SYLVIA SANCHEZ MARTINEZ
MARILYN CARR
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02827P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000252TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 2208680
Year of Issuance: 06/01/2023
Description of Property:
17-26-16-0250-00000-0410
GROVE PARK 5 PB 8 PG 61 LOT 41 OR 1702 PG 1298 & OR 7900 PG 1057
Name(s) in which assessed:
DAVID J CLARK
DOLORES J CLARK
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02829P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000245TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 2204715
Year of Issuance: 06/01/2023
Description of Property:
07-25-17-0520-00000-0990
BEAR CREEK ESTATES NO 2 UNREC PLAT TR 99 COM SW COR SEC 8 TH S89DG 28'57"E 1000.00 FT TH N 1868.35 FT TH W 1036.67 FT POB TH S34DG 00'12"E 270.00 FT MOL TO CTR THREAD BEAR CREEK AKA PT A RET TO POB TH N34DG 00' 12"W 25.00 FT TH 98.82 FT ALG CV R RAD 2100.00 FT CHD 98.82 FT BRG S57DG 20'42"W TH S31DG 18'25"E317FT MOL TO CTR THREAD BEAR CREEK TH NELY 110 FT MOL TO PT A & LOT 100 COM SW COR SEC 8 S89DG 28'57"E 1000 FT N 1814.39 FT W 1120.86 FT POB S31DG 18'25"E 292 FT MOL CTR THREAD BEAR CREEK PT A TH RET TO POB TH N31DG 18'25" W 25 FT 98.82 FT ALG ARC OF CV R RAD 2100 FT CHD 98.82 FT BRG S60DG 02'29"W TH S28DG 36'38" E 305 FT MOL TO CTR BEAR CREEK TH NELY 115 FT MOL TO PT A OR 8857 PG 712 OR 8864 PG 724
Name(s) in which assessed:
JAY E COST
JERRY A COST
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02825P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000214TDAXXX

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 #: 2209542
Year of Issuance: 06/01/2023
Description of Property:
32-26-16-0010-00B00-0140
DIXIE GROVES ESTS MB 6 PG 27 LOT 14 BLK B OR 4468 PG 230 OR 5372 PG 238
Name(s) in which assessed:
GUY A JACKSON
ESTATE OF GUY A JACKSON
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02805P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000218TDAXXX

NOTICE IS HEREBY GIVEN,
That CANAL TAX, 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 #: 2201850
Year of Issuance: 06/01/2021
Description of Property:
15-26-21-0030-03700-0070
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 N 150.00 FT OF W 70.00 FT OF E 150.00 FT TR 37 EXC RD OR 6539 PG 359
Name(s) in which assessed:
ANTONIO VALDEZ
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02807P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000219TDAXXX

NOTICE IS HEREBY GIVEN,
That CANAL TAX, 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 #: 2208915
Year of Issuance: 06/01/2021
Description of Property:
19-26-16-0060-00000-2310
BEACON SQUARE UNIT 3 PB 8 PG 57 LOT 231
Name(s) in which assessed:
BAY AREA RENTALS & REALTY LLC
PIERRE FOWLER
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02808P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000225TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2206758
Year of Issuance: 06/01/2023
Description of Property:
10-25-16-055A-00000-0140
GULF HIGHLANDS UNIT 1 PB 10 PGS 116-118 LOT 14 OR 9318 PG 2689
Name(s) in which assessed:
COFFE TRUST INC
HARRY PAPPAS
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02812P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000229TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2209365
Year of Issuance: 06/01/2023
Description of Property:
30-26-16-0190-04100-00F0
TAHITIAN GARDENS PB 8 PG 106 APT F BLDG 41 & COMMON ELEMENTS OR 3127 PG 1806
Name(s) in which assessed:
NATALIE B HEILIG
ESTATE OF NATALIE B HEILIG DECEASED
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02815P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000249TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #:2206250
Year of Issuance: 06/01/2023
Description of Property:
34-24-16-0510-00000-1540
GARDEN TERRACE SUB SECTION 3 UNREC PLAT LOT 154 DESC AS COM AT SW COR OF SEC 34 TH ALG SOUTH LINE OF SEC S89DEG 05' 06"E 1171.00 FT TH N00DEG 42' 06"E 892.97 FT FOR POB TH CONT N00DEG 42'06"E 45.00 FT TH S89DEG 05'06"E 136.39 FT TH S00DEG 17'51"W 45.00 FT TH N89DEG 05'06"W 136.71 FT TO POB;WEST 25 FT THEREOF SUBJECT TO RD R/W EASEMENT;EAST 6 FT SUBJECT TO DRAINAGE/UTILITY EASEMENT & LOT 155 DESC AS: COM SW COR SEC TH ALG S LN SEC S89DEG 05'06"E 1171 FT TH N00 DEG 42'06"E 847.97 FT FOR POB TH N00DEG 42'06"E 45 FT TH S89DEG 05'06"E 136.71 FT TH S00DEG 17'51"W 45 FT TH N89 DEG 05'06"W 137.03 FT TO POB WEST 25 FT THEREOF SUBJ TO ESMT FOR PUBLIC RD R/W
Name(s) in which assessed:
SAKOL SO
CHANNY MAO
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02828P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000253TDAXXX

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 #: 2205086
Year of Issuance: 06/01/2023
Description of Property:
16-25-17-0090-13700-0240
MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 24 & 25 BLOCK 137 OR 5053 PG 1654
Name(s) in which assessed:
REVOCABLE LIVING TRUST OF KENNETH E FORD
KENNETH E FORD REV LIV TRUST
KATHY P NEW
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02830P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000246TDAXXX

NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 2208340
Year of Issuance: 06/01/2023
Description of Property:
08-26-16-0180-00000-0390
TOWN AND COUNTRY VILLAS PB 6 PG 9 LOT 39 OR 5214 PG 1268
Name(s) in which assessed:
DOROTHY PENVOSE
KENNETH E FORD
REVOCABLE LIVING TRUST
KENNETH E FORD REV LIV TRUST
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02826P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000220TDAXXX

NOTICE IS HEREBY GIVEN,
That CANAL TAX, 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 #: 2200986
Year of Issuance: 06/01/2021
Description of Property:
08-25-21-0010-00000-0110
LAKE PASADENA HEIGHTS PB 7 PGS 141-142 LOT 11 & A 1/48TH INTEREST IN LOT 48A OR 1285 PG 1934
Name(s) in which assessed:
CONNIE L FOREHAND
ESTATE OF CONNIE L PACE DECEASED
CONNIE L PACE
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02809P

FIRST INSERTION

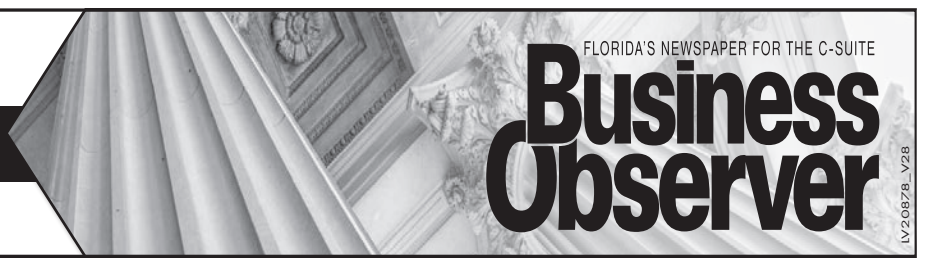
Notice of Application for Tax Deed 2026XX000228TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2207538
Year of Issuance: 06/01/2023
Description of Property:
28-25-16-0010-04600-0010
PORT RICHEY LAND CO SUB PB 1 PGS 60-61 NORTH 2/3 TRACT 46 EXC WEST 75.00 FT FOR ROAD R/W
Name(s) in which assessed:
ALEXANDROS L CHRISTOPOULOS
EFTHYMIOS HRISTOPOULOS
GEORGIA ANDRIANA CHRISTOPOULOS
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02814P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000233TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2209786
Year of Issuance: 06/01/2023
Description of Property:
24-26-15-0540-00002-2830
BEACON SQUARE UNIT 19 PB 10 PG 94 LOT 2283 OR 1612 PG 9
Name(s) in which assessed:
DONNA M PICKETT
DOMINIC W ZAPPA
ALEXANDRA M ZAPPA
ESTATE OF MARIE R ZAPPA
ESTATE OF DONNA M PICKETT DECEASED
DOMINIC W ZAPPA
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 December 03, 2026 at 10:00 am.
October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026
26-02818P

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




--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000206TDAXXX

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 #: 2205782
Year of Issuance: 06/01/2023
Description of Property:
22-24-16-0050-00000-2470
SEA PINES UNIT 3 ADD UNREC PLAT LOT 247 DESC AS COM SE COR NE 1/4 ALG S LN N 1/2 N89DG36MIN55"W 2671.29FT C/L DIXIE HWY TH ALG C/L N46DG 15MIN31"E 1213.67FT TH N89DG 36MIN55"W 2502.04FT TH S00DG 23MIN05"W 230 FT FOR POB TH S00DG23MIN05"W 60 FT TH N89DG36MIN55"W 100 FT TH N00DG23MIN05"E 60 FT TH S89DG 36MIN55"E 100 FT TO POB
Name(s) in which assessed:
2470 BERTRAM LLC
MATT VARIO REGISTERED
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 December 03, 2026 at 10:00 am.

October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02799P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000227TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2205850
Year of Issuance: 06/01/2023
Description of Property:
23-24-16-0300-00000-0080
SUNNYDALE UNREC PLAT LOT 8 BEING A SUB OF LOT 8 BLOCK 7 GULF COAST ACRES UNIT 2 PB 5 PG 85 DESC AS COM AT A POINT ON NORTH LINE OF LOT 8 LYING N89DG 55' 20"E 214.35 FT FROM PLATTED NW COR OF LOT 8 TH N89DG 55' 20"E 50 FT TH S00DG 04' 40"E 78.96 FT TH S89DG 55' 20"W 50 FT TH N00DG 04' 40"W 78.96 FT TO POB;TOGETHER WITH PERPETUAL EASEMENT FOR INGRESS & EGRESS OR 3848 PG 1018
Name(s) in which assessed:
JOHN R BETZ
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 December 03, 2026 at 10:00 am.

October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02813P

FIRST INSERTION

AMENDED NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001211CPAXES
IN RE: ESTATE OF NICOLE ELISHA THOMPSON,
Deceased.

TO: The Parents of Nicole Elisha Thompson:
Noel Caruna & Eugenia Uyanib

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before November 30, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 21ST day of October, 2026.

As Clerk of the Court
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Beverly Bray
First Publication on: October 30, 2026.
Oct. 30; Nov. 6, 13, 20, 2026 26-02789P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000240TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2202345
Year of Issuance: 06/01/2023
Description of Property:
31-25-20-0100-069N0-0000
WILLIAMS ACRES UNRECORDED PLAT TRACT 69N DESC AS BEG AT THE NE COR OF SECTION 31 TH N88DG 50' 27"W NASSUMED BEARING) 2713.37 FT TH S25DEG43' 36"W 1188.22 FT TH N89DEG55' 23"E 641.00 FT TH S15DEG53' 53"W 1181.37 FT FOR POB TH S74DEG06' 07"E 660.00 FT TH S16DEG29' 21"W 220.00 FT TH N74DEG06' 07"W 657.73 FT TH N15DEG53' 53"E 220.00 FT TO POB
Name(s) in which assessed:
OLCOTT-ATER LLC
MICHAEL J ATER
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 December 03, 2026 at 10:00 am.

October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02821P

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000210TDAXXX

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 #: 2203619
Year of Issuance: 06/01/2023
Description of Property:
27-24-18-0020-00000-A090
TA PLAT OF SEC 27 COM SW COR SEC 27 TH N 0DG 00MIN 18"E 122.97FT TH N 37DG 23MIN 09" E 649.41FT FOR POB CONT N 37 DG 23MIN 09"E 50 FT TH N 52DG 36MIN 51"W 200 FT TO PT ON ELY ROW LN US 41 TH S 37DG 23 MIN 09"W 50 FT TH S 52DG 36 MIN 51"E 200 FT TO POB AKA TR A-9 OF UNREC PLAT COMMERCIAL HIGHLANDS US HWY 41 OR 1141 PG 1607
Name(s) in which assessed:
LEONIDAS H SMITH
CATHERINE A SMITH
ESTATE OF HOWARD K SURPLUS DECEASED
GERALD C EVANS
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 December 03, 2026 at 10:00 am.

October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02803P

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

FIRST INSERTION

Notice of Application for Tax Deed 2026XX000232TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA A 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 #: 2208397
Year of Issuance: 06/01/2023
Description of Property:
08-26-16-0550-00000-2050
RICHEY MEDICAL PLAZA A PROFESSIONAL CONDOMINIUM CB 6 PGS 34-38 UNIT 205 BLDG 2 & COMMON ELEMENTS
Name(s) in which assessed:
RICHEY MEDICAL CENTER CONDOMINIUM ASSOCIATION INC
MARIE L KARAKARIS
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 December 03, 2026 at 10:00 am.

October 20, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02817P

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. 2026CA002429CAAXES
Deutsche Bank National Trust Company, as Trustee for STARM 2007-1
Plaintiff, vs.
Maria I. Giammattei; M. Mubashir Hussain a/k/a Mohammad Mubashir Hussain a/k/a Mohammad M. Hussain; Seven Oaks Property Owners' Association, Inc.; True Roofers, LLC
Defendants.

TO: Maria I. Giammattei and M. Mubashir Hussain a/k/a Mohammad Mubashir Hussain a/k/a Mohammad M. Hussain
Last Known Address: 26541 Shoregrass Dr., Wesley Chapel, FL 33544

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

LOT 8, BLOCK 39, SEVEN OAKS PARCELS S-7B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 74, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 11/30/2026, 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 OCT 21 2026.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Julian Garcia
As Deputy Clerk
Orlando F. Amador, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File# 25-F03924
Oct. 30; Nov. 6, 2026 26-02781P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1638
MARTHA I. BROWN
Deceased.

The administration of the estate of Martha I. Brown, deceased, whose date of death was September 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 STATUES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 30, 2026.

Tina J. Fontaine
Personal Representative
2225 Tarragon Lane
New Port Richey, FL 34655
Rebecca C. Bell
Attorney for Personal Representative
Email Address:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Oct. 30; Nov. 6, 2026 26-02861P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001357
IN RE: ESTATE OF
JOAN ANITA WEISBERG
Deceased.

The administration of the estate of JOAN ANITA WEISBERG, deceased, whose date of death was June 29, 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 30, 2026.

LISA L. SIZEMORE
Personal Representative
Jillian P. Gracy
Attorney for Personal Representative
Florida Bar No. 1065455
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Email: Info@ppeblesandgracy.com
Oct. 30; Nov. 6, 2026 26-02867P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP001581CPAXES
IN RE: Estate of
RUBY JEAN HUNSAKER, a/k/a RUBY J. HUNSAKER, a/k/a RUBY HUNSAKER,
Deceased.

The administration of the estate of RUBY JEAN HUNSAKER, a/k/a RUBY J. HUNSAKER, a/k/a RUBY HUNSAKER, deceased, whose date of death was JUNE 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
JUDY ANN SHERLOCK
29129 Johnston Road, Lot 2507
Dade City, FL 33523
Attorney for Personal Representative:
C. BLAKE HOLTZHOWER, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar Number 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Oct. 30; Nov. 6, 2026 26-02863P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001213CPAXWS
Division Probate
IN RE: ESTATE OF
ROY THOMAS MATTSON
Deceased.

The administration of the estate of Roy Thomas Mattson, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Cynthia Etten
2613 Moran St.
Marquette, Michigan 49855
Attorney for Personal Representative:
Raymond A. Harris
Attorney
Florida Bar Number: 115128
BUHL LITTLE LYNWOOD & HARRIS PLC
271 Woodland Pass Suite 115
East Lansing, MI 48823
Telephone: (517) 853-6900
Fax: (517) 853-6902
E-Mail: rharris@bllhlaw.com
Secondary E-Mail:
abaker@bllhlaw.com
Oct. 30; Nov. 6, 2026 26-02785P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2026-CP-001340-WS
IN RE: ESTATE OF
JAMES M. BUSBY
Deceased.

The administration of the estate of James M. Busby, deceased, whose date of death was June 20, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Laura L. Busby
3036 Summervale Drive
Holiday, Florida 34691
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS & DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
Oct. 30; Nov. 6, 2026 26-02864P

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES ---

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within Wiregrass III Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 839.058 acres, located south of State Road 54, north of State Road 56, east of Wiregrass Ranch Boulevard, and west of Meadow Pointe Boulevard in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) 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 23, 2026
TIME: 9:30 a.m.
PLACE: 28210 Paseo Drive, Suite 190
Wesley Chapel, Florida 33543

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 ("District Manager's Office") or the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543. 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.

Craig Wrathell
District Manager
October 30; November 6, 2026 26-02885P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA000925CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4,
Plaintiff, v.
CAROL ANN FANIGLULA; UNKNOWN SPOUSE OF CAROL ANN FANIGLULA; UNKNOWN SPOUSE OF DEBORAH M. KEALLER; STEVEN J. KEALLER; PINEWOOD VILLAS HOMEOWNERS ASSOCIATION, INC.; VILLAS OF HOLIDAY HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date dated October 8, 2026 entered in Civil Case No. 2025CA000925CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4, Plaintiff and CAROL ANN FANIGLULA; UNKNOWN SPOUSE OF DEBORAH M. KEALLER; STEVEN J. KEALLER; PINEWOOD VILLAS HOMEOWNERS ASSOCIATION, INC.; VILLAS OF HOLIDAY HOMEOWNERS ASSOCIATION, INC. and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at www.pasco.realforeclose.com beginning at 11:00 AM on December 17, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 8, BUILDING 2, PINEWOOD VILLAS PHASE I, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 39-40, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 4248 CEDAR GROVE ST, HOLIDAY, FL 34691

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 2390.000353
Oct. 30; Nov. 6, 2026 26-02844P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
VZ0878_v8

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001731CPAXES
Division Probate
IN RE: ESTATE OF REBECCA LYNN RAMSEY
Deceased.

The administration of the estate of Rebecca Lynn Ramsey, deceased, whose date of death was August 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, 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 30, 2026.

Personal Representative:
Angela Corrin Madden
2794 W Mesa Verde Dr.
Beverly Hills, Florida 34465

Attorney for Personal Representative:
s/ John A. Richert
John A. Richert, Esq.
Attorney
Florida Bar Number: 106613
Richert Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: john@rq.law
Secondary E-Mail: emina@rq.law
Oct. 30; Nov. 6, 2026 26-02869P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001766
PHH ASSET SERVICES LLC,
Plaintiff, VS.
RAMAN KUZMIN; et al.,
Defendant(s).

TO: Raman Kuzmin
Last Known Residence: 33035 Regent Canal St Wesley Chapel, FL 33545
TO: Yuliya Kuzmina
Last Known Residence: 33035 Regent Canal St Wesley Chapel FL 33545
TO: Unknown Tenant #1
Last Known Residence: 33035 Regent Canal St Wesley Chapel, FL 33545
TO: Unknown Tenant #2
Last Known Residence: 33035 Regent Canal St Wesley Chapel, FL 33545

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

LOT 7, BLOCK 56, AVALON PARK WEST-NORTH PHASES 2, 4, 5, 6 & 7, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 90, PAGES 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 30th, 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 October 22nd, 2026.
As Clerk of the Court
(SEAL) By: Haley Joyner
As Deputy Clerk 26-CA-1766

ALDRIDGE PITE, LLP,
Plaintiff's Attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1221-240B
Ref# 23770
Oct. 30; Nov. 6, 2026 26-02831P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001601CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JEFFREY BUMPUS AKA JEFFREY SHANNON BUMPUS A/K/A JEFFREY S. BUMPUS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 24, 2026 in Civil Case No. 2025CA001601CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jeffrey Bumpus AKA Jeffrey Shannon Bumpus a/k/a Jeffrey S. Bumpus, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 186, of WESTPORT SUBDIVISION UNIT FOUR, according to the map or plat thereof, as recorded in Plat Book 13, Page 110, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10833FL
Oct. 30; Nov. 6, 2026 26-02782P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA002560
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
BRITNEE STARR MCLEOD; et al.,
Defendant(s).

TO: Britnee Starr McLeod
Last Known Residence: 16153 Glowing Grove Avenue Odessa, FL 33556
TO: Unknown Spouse of Britnee Starr McLeod
Last Known Residence: 16153 Glowing Grove Avenue Odessa, FL 33556
TO: Unknown Tenant #1
Last Known Residence: 16153 Glowing Grove Avenue Odessa, FL 33556
TO: Unknown Tenant #2
Last Known Residence: 16153 Glowing Grove Avenue Odessa, FL 33556

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

LOT 4, BLOCK 21B, SOUTH BRANCH PRESERVE PHASES 2B AND 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 80, PAGES 70 THROUGH 77 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 30th, 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 October 22nd, 2026.
As Clerk of the Court
(SEAL) By: Haley Joyner
As Deputy Clerk 26-CA-2560-ES

ALDRIDGE PITE, LLP,
Plaintiff's Attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1190-1085B
Ref# 26001
Oct. 30; Nov. 6, 2026 26-02837P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001441CAAXWS
NEWREZ LLC,
Plaintiff, vs.
ALAN NORTON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK NORTON A/K/A MARK A. NORTON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MARK NORTON A/K/A MARK A. NORTON, DECEASED; ALAN NORTON; VILLA DEL RIO HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 19, 2026, entered in Civil Case No.: 2026CA-001441CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC, Plaintiff, and ALAN NORTON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK NORTON A/K/A MARK A. NORTON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MARK NORTON A/K/A MARK A. NORTON, DECEASED; ALAN NORTON; VILLA DEL RIO HOMEOWNERS ASSOCIATION, INC., are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 3rd day of December, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 24, VILLA DEL RIO - UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 43, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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:

ADA Coordinator
7530 Little Rd.
New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey
352.521.4274, ext 8110 (voice) in Dade City
Or 711 for the hearing impaired

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

Dated: October 21, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52956
Oct. 30; Nov. 6, 2026 26-02783P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA003874CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
ISABEL CORTES; BISMARK CORTES MIRANDA A/K/A BISMARK CORTES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR THRIVE MORTGAGE, LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEST RESTORATION OF FLORIDA INC.; SOLAR MOSAIC LLC; HUMBERTO CORTES,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 23, 2026 and entered in Case No. 2025CA003874CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and ISABEL CORTES; BISMARK CORTES MIRANDA A/K/A BISMARK CORTES; HUMBERTO CORTES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR THRIVE MORTGAGE, LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEST RESTORATION OF FLORIDA INC.; SOLAR MOSAIC LLC; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on 23rd day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 511, BEACON SQUARE UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 103 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.

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

Dated this 22nd day of October 2026.
/s/ Marc Granger
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00902 CMS
Oct. 30; Nov. 6, 2026 26-02832P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE No. 2026CA002711CAAXES
LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF, VS.
ANGELO FUENTES, ET AL.
DEFENDANT(S).

To: Florence A. Fuentes
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
15605 Woodshire Pl., Tampa, FL 33613

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

Lot 16, Block 22, Long Lake Ranch Village 3 Parcels A, B and Village 6 Parcel B, according to the plat thereof, as recorded in Plat Book 71, Pages 60 through 67, 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 November 30th, 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 22nd, 2026
Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court
(SEAL) By: Haley Joyner
Deputy Clerk of the Court
26-CA-2711-ES

Our Case #: 26-002645-FL/2026CA002711CAAXES/MT
Oct. 30; Nov. 6, 2026 26-02833P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001158CAAXWS
SERVBANK, SB,
Plaintiff, vs.
RICHARD WELKER A/K/A RICHARD WELKER, JR., et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 25, 2026 in Civil Case No. 2025CA001158CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SERVBANK, SB is Plaintiff and Richard Welker a/k/a Richard Welker, Jr., et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2224, REGENCY PARK UNIT FOURTEEN, according to the map or plat thereof as recorded in Plat Book 16, Page 43, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11287FL
Oct. 30; Nov. 6, 2026 26-02840P

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. 2026CA002021CAAXWS
PennyMac Loan Services, LLC
Plaintiff, vs.
Robert Clark; Manika Clark; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Robert Clark
Last Known Address: 4850 Shoreview Ct, Port Richey, FL 34668

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

LOT 20, HARBOR ISLES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 11/30/2026, 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 OCT 21 2026.
Nichole Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Julian Garcia
As Deputy Clerk

Orlando F. Amador, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File# 25-F02994
Oct. 30; Nov. 6, 2026 26-02788P

FIRST INSERTION

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Wiregrass III Community Development District ("District") will hold a special meeting on November 23, 2026 at 9:30 a.m., at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543 to canvass and certify the results of the previously held landowners meeting and election, elect certain officers of the District, as well as consider any other business that may properly comb before it.

A copy of the agenda may be obtained at the offices of the District Manager, Craig Wrathell, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), or at the local records office located at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543, during normal business hours.

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

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

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
October 30, 2026 26-02886P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001220CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DONNA M MACRI, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLARENCE D. MEST III; MICHAEL HAPP; CLARENCE D. MEST III, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA MAE MACRI, DECEASED
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 03, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 8, BLOCK A, WEDGEWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 150 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 7136 WEDGEWOOD DR, NEW PORT RICHEY, FL 34652-1140

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on November 24, 2026 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 27 day of October, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010869
Oct. 30; Nov. 6, 2026 26-02881P

FIRST INSERTION

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

TO:
UNKNOWN TENANT #1
8922 WINDSONG LANE
PORT RICHEY, FL 34668
UNKNOWN TENANT #2
8922 WINDSONG LANE
PORT RICHEY, FL 34668
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 2175, EMBASSY HILLS, UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 51 AND 52, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before November 30th, 2026 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of October 27, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-000846-01)
Oct. 30; Nov. 6, 2026 26-02871P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 51-2025-CA-002833-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
TAMMY ANN DAVIDSON; FLORIDA HOUSING FINANCE CORPORATION; ROCHE SURETY AND CASUALTY CO., INC; KEVIN LYNN KAPPELMAN; UNKNOWN TENANT
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 16 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 60 FEET OF THE WEST 100 FEET OF LOT "B" AND THE SOUTH 40 FEET OF THE WEST 100 FEET OF LOT "C" IN M.A.K. OSBORN'S SUBDIVISION OF LOT 2 IN BLOCK 7, OF THE TOWN OF HUDSON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE EAST 10 FEET OF SAID PROPERTY BEING SUBJECT TO AN EASEMENT FOR PUBLIC RIGHT-OF-WAY
PROPERTY ADDRESS: 14301 CLAMSHELL LANE, HUDSON, FL 34667

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 26 day 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
25-03649
Oct. 30; Nov. 6, 2026 26-02860P

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
Bidder Number: 17388
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2026CA000578CAAXWS
Honorable Judge: Lewis, Kemba Damali Johnson
PLANET HOME LENDING, LLC
Plaintiff, vs.
FRANK DIAZ; GUELY DIAZ; LAKESIDE COMMUNITY ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 22, 2026, in the above-styled cause, Nikki Alvarez-Sowles, ESQ., as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pasco.realforeclose.com at 11:00 AM on January 05, 2027, the following described property:

LOT 192, LAKESIDE PHASE 1A, 2A & 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 27 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 35-24-17-0080-00000-1920
COMMONLY KNOWN AS: 13912 Reindeer Circle, Hudson, FL 34669

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.

ADA INFORMATION:

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 seven days.

Dated this October 23, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Oct. 30; Nov. 6, 2026 26-02841P

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
Bidder Number: 17388
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2026-CA-001978
Honorable Judge: POLK, ALICIA
PLANET HOME LENDING, LLC
Plaintiff, vs.
ALEJANDRO CANO; NATALIA MARIA RODRIGUEZ; CHAPEL CROSSINGS PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; SUNCOAST CREDIT UNION;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 19, 2026, in the above-styled cause, Nikki Alvarez-Sowles, ESQ., as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pasco.realforeclose.com at 11:00 AM on December 17, 2026 the following described property:

LOT 5, BLOCK 6, CHAPEL CROSSINGS PARCELS D & H, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 139 THROUGH 146, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 10-26-20-0060-00600-0050
COMMONLY KNOWN AS: 31496 Westbury Estates Ave, Wesley Chapel, FL 33545

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.

ADA INFORMATION:

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.

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

Dated this October 21, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Oct. 30; Nov. 6, 2026 26-02784P

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.
LV1E237_V12

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002722CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
BETTY ERVIN A/K/A BETTY LOUISE ERVIN, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1
11600 CRYSTAL LAKE DR, PORT RICHEY FL 34668
UNKNOWN TENANT IN POSSESSION 2
11600 CRYSTAL LAKE DR, PORT RICHEY FL 34668
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 201, GULF HIGHLANDS UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 116 THROUGH 118, INCLUSIVE, OF THE 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, 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 30, 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 27 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

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
26-23379FL
Oct. 30; Nov. 6, 2026 26-02875P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to the Order Cancelling and Rescheduling Foreclosure Sale entered on the 16th day of October 2026, in Case No.: 2026CA000312CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PINGORA LOAN SERVICING, LLC, is the Plaintiff and JORDAN PLEDGER; UNKNOWN SPOUSE OF JORDAN PLEDGER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on the 15th day of December 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated 22ND day of October 2026.

By: /s/ Kimberly George
Kimberly George, Esq.
Bar Number: 134661
DELUCA LAW GROUP, PLLC
2101 NE 26th Street, FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
25-07009-1
Oct. 30; Nov. 6, 2026 26-02879P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025-CP-002140
IN RE: ESTATE OF LINDA S. CARLSON
Deceased.

The administration of the estate of Linda S. Carlson, deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Personal Representative;
Andrew John Carlson
10 Goodsell Point Rd
Branford, Connecticut 06405

Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
Oct. 30; Nov. 6, 2026 26-02874P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003373CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
MARILYN CRUZ FLORES, et.al.,
Defendant.

TO: MARILYN CRUZ FLORES
Last Known Address: 3433 ROCK ROYAL DR., TAMPA, FL 33634
TO: ROBERTO LUIS REYES NEGRON
Last Known Address: 3433 ROCK ROYAL DR., TAMPA, FL 33634

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

LEGAL DESCRIPTION: PROPERTY HAVING LOT NO. 1598, WITH THE SECTION NO., AND HAVING THE FOLLOWING DESCRIPTION: LOT 1598, BEACON SQUARE UNIT 14-C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGES 156 AND 157 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 3433 ROCK ROYAL DR., HOLIDAY, FL 34691

The action was instituted in the Circuit Court, First Judicial Circuit in and for PASCO County, Florida; Case No. 2025CA003373CAAXWS; and is styled CARRINGTON MORTGAGE SERVICES, LLC Q v. MARILYN CRUZ FLORES; ROBERTO LUIS REYES NEGRON; OMAR A SERRANO A/K/A OMAR ALEXIS SERRANO A/K/A OMAR A SERRANO GALARZA; UNKNOWN SPOUSE OF OMAR A SERRANO A/K/A OMAR ALEXIS SERRANO A/K/A OMAR A SERRANO GALARZA; CARLOS MENDEZ; UNKNOWN SPOUSE OF CARLOS MENDEZ; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2; NOE HUMBERTO MENDEZ CALIX AND UNKNOWN SPOUSE OF NOE HUMBERTO MENDEZ CALIX; UNKNOWN SPOUSE OF NOE HUMBERTO MENDEZ CALIX AND UNKNOWN SPOUSE OF NOE HUMBERTO MENDEZ CALIX; CHAD MENDEZ AND UNKNOWN SPOUSE OF CHAD MENDEZ; AND UNKNOWN SPOUSE OF CHAD MENDEZ AND UNKNOWN SPOUSE OF CHAD MENDEZ; ALL UNKNOWN HEIRS, CREDITORS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THORUGH, UNDER OR AGAINST CARLOS MENDEZ. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 11/30/2026, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: October 27, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Oct. 30; Nov. 6, 2026 26-02870P

FIRST INSERTION

WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Wiregrass III Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing at 9:30 a.m. on November 23, 2026 at 28210 Paseo Drive, Suite 190, Wesley Chapel, Florida 33543. Additional information regarding this public hearing may be obtained by contacting the District Manager, Craig Wrathell, at wrathellc@whhassociates.com or by calling (561) 571-0010.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, the design, installation and construction of certain stormwater management system, potable water, reclaimed water and wastewater utility systems, district roadways, county roadways, off-site roadway improvements, undergrounding of conduit, hardscaping, landscaping, irrigation, parks/amenities, and any other lawful projects or services of the District.

Landowners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to contact the District Office at (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Craig Wrathell
District Manager
October 30; November 6, 13, 20, 2026 26-02884P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001574CAAXES
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF SHANNON M. CAIN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BARBARA CAIN;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 10, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 123 AS PER PLAT OF THE ZEPHYRHILLS COLONY COMPANY LANDS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE RUN NORTH 560 FEET; THENCE WEST 340 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 80 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF TRACT 118 OF SAID ZEPHYRHILLS COLONY COMPANY LANDS; THENCE RUN WEST 210 FEET; THENCE SOUTH 80 FEET, MORE OR LESS, TO A POINT 210 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING.
a/k/a 37255 HANNAH LN, ZEPHYRHILLS, FL 33542-1832

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on November 23, 2026 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 26 day of October, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010894
Oct. 30; Nov. 6, 2026 26-02876P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001574CAAXES
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF SHANNON M. CAIN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BARBARA CAIN;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 10, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 123 AS PER PLAT OF THE ZEPHYRHILLS COLONY COMPANY LANDS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE RUN NORTH 560 FEET; THENCE WEST 340 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 80 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF TRACT 118 OF SAID ZEPHYRHILLS COLONY COMPANY LANDS; THENCE RUN WEST 210 FEET; THENCE SOUTH 80 FEET, MORE OR LESS, TO A POINT 210 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING.
a/k/a 37255 HANNAH LN, ZEPHYRHILLS, FL 33542-1832

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on November 23, 2026 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 26 day of October, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010894
Oct. 30; Nov. 6, 2026 26-02880P

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC006103CCAXWS
RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF RICHARD P. GARNEAU, ANY AND ALL UNKNOWN HEIRS, ESTATE OF JOYCE D. GARNEAU, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: ESTATE OF RICHARD P. GARNEAU, ANY AND ALL UNKNOWN HEIRS and
ESTATE OF JOYCE D. GARNEAU, ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, INC., herein in the following described property:

Lot 227, RUXTON VILLAGE UNIT 22 TALL PINES AT RIVER RIDGE, according to the plat thereof, as recorded in Plat Book 33, Pages 103-104, of the Public Records of Pasco County, Florida. With the following street address: 7532 Roland Court, New Port Richey, Florida, 34654.

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., Suite A, Dunedin, FL, 34698, on or before 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 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 30TH, 2026

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

WITNESS my hand and the seal of this Court on October 22, 2026

NIKKI ALVAREZ-SOWLES
CLERK AND COMPTROLLER
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner

Greenberg Nikoloff Gross, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
Oct. 30; Nov. 6, 2026 26-02839P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has determined that a permit is required pursuant to FAC 62-330.315 for activities known as C Avenue Culvert Replacement.

The project is located in Pasco County, Section(s) 14 Township 26 South, Range 21 East. The application for a permit was received from City of Zephyrhills Public Works whose address is 5335 8th St, Zephyrhills, FL 33542.

The Application No. is 1001485.

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 at 2379 Broad Street, Brooksville, FL 34604.

NOTICE OF RIGHTS

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

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

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

October 30, 2026 26-02890P

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-1738
IN RE: ESTATE OF AARON BERNARD MELBOURNE
Deceased.

The administration of the estate of AARON BERNARD MELBOURNE, deceased, whose date of death was January 23, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
/s/ Ardenia Clayton
ARDENIA CLAYTON
3 Hope Lane
Long Branch, NJ 07740

Attorney for Personal Representative:
/s/ Jaleh Lee
Jaleh Lee, Esq.
Attorney
Florida Bar Number: 92966
Law Office of Jaleh Lee, P.A.
5802 State Road 54
New Port Richey, FL 34652
Telephone: (727) 853-1200
Fax: (727) 376-3146
E-Mail: jaleh@pascoelderlaw.com
Secondary E-Mail:
paralegal@pascoelderlaw.com
Oct. 30; Nov. 6, 2026 26-02889P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2019-CA-003778-WS
ONEMAIN FINANCIAL GROUP, LLC,
Plaintiff, -vs-
MIGUEL A. PEREZ A/K/A MIGUEL PEREZ; MARITZA PEREZ A/K/A MARITZA B. PEREZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 14, 2026, entered in the above-captioned action, Case No. 2019-CA-003778-WS, the Clerk of the Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.pasco.realforeclose.com, on November 30, 2026, the following described property as set forth in said final judgment, to-wit:

LOT 48, HUNTERS RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 118 THROUGH 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 9323 Via Segovia, New Port Richey, FL 34655

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 28, 2026.

WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
1000 Corporate Dr., Suite 320
Fort Lauderdale, FL 33334
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
Oct. 30; Nov. 6, 2026 26-02888P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2025CA003927CAAXWS
Division J2
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
JODEEN R CUCCI, UNKNOWN SPOUSE OF JODEEN R CUCCI,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 21, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 82, CASSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 95, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 6113 DUBLIN DRIVE, NEW PORT RICHEY, FL 34653; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on December 3, 2026 at 11:00 A.M..

Any persons 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 October 27, 2026

By: /s/ David Adamian
David Adamian
Attorney for Plaintiff
David Adamian
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2532287/CMP
Oct. 30; Nov. 6, 2026 26-02887P

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND INSERTION

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

Notice is hereby given to the public and all landowners within Summit View Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 135.989 acres, generally located approximately 1 mile ± north of State Road 52 on the east side of Happy Hill Road, situated entirely within the City of Dade City, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting and election, 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: 10:15 A.M. EST
PLACE: Starkey Ranch Theatre Library Cultural Center
12118 Lake Blanche Drive
Odessa, Florida 33556

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 Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District 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 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 the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 344-4844, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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.

Jason Greenwood
District Manager
October 23, 30, 2026 26-02758P

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Summit View II Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 168.631 acres, generally located south of St. Joe Road, east of Happy Hill Road, and north of State Road 52, situated entirely within the City of Dade City, 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 and election, 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: 10:15 A.M. EST
PLACE: Starkey Ranch Theatre Library Cultural Center
12118 Lake Blanche Drive
Odessa, Florida 33556

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 Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District 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 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 the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 344-4844, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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.

Jason Greenwood
District Manager
October 23, 30, 2026 26-02759P

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003994CAAXWS
M&T BANK,
Plaintiff, vs.
ARIEL SERRANO SUAREZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 28, 2026 in Civil Case No. 2025CA003994CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein M&T BANK is Plaintiff and Ariel Serrano Suarez, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 39, SPRING LAKE ESTATES, UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 9, Page 40, of the Public Records of Pasco County, Florida.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14299FL
October 23, 30, 2026 26-02724P

SECOND INSERTION

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

Notice is hereby given to the public and all landowners within Wiregrass II Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 515.268 acres, located at the northeast corner of the Chancey Boulevard and Wiregrass Ranch Boulevard intersection 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"). 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 20, 2026
TIME: 11:30 a.m.
PLACE: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
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, Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 ("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, 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.

Sean Craft
District Manager
October 23, 30, 2026 26-02769P



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP001613CPAXWS
Division J
IN RE: ESTATE OF JOEL FRIEDMAN
Deceased.

The administration of the estate of JOEL FRIEDMAN, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
JENNY SCAVINO SIEG
2945 Defuniak Street
Trinity, Florida 34655

Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
October 23, 30, 2026 26-02725P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001666
IN RE: ESTATE OF CHERYL A. BEAUDOIN
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 Cheryl A. Beaudoin, 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 May 16, 2026; that the total value of the estate is $507.72 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Kacy Varona
8102 Pepperidge Lane
Port Richey, Florida 34668
Wayne C. Beaudoin
8102 Pepperidge Lane
Port Richey, Florida 34668

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 23, 2026.

Person Giving Notice:
Kacy Varona
8102 Pepperidge Lane
Port Richey, Florida 34668

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 23, 30, 2026 26-02766P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001623
IN RE: ESTATE OF CANDICE ELIZABETH SPATAFORA,
Deceased.

The administration of the estate of CANDICE ELIZABETH SPATAFORA, deceased, whose date of death was July 11, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 23, 2026.

ROBERT D. HINES, ESQ.
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

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 23, 30, 2026 26-02740P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001422
Division Probate
IN RE: ESTATE OF MARY JOAN WEBB
Deceased.

The administration of the estate of Mary Joan Webb, deceased, whose date of death was March 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 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.

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 23, 2026.

Personal Representative:
/s/ Guy Keith Harrison
Guy Keith Harrison

Attorney for Personal Representative:
/s/ Debra A. Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
October 23, 30, 2026 26-02742P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2026CP001379CPAXES
IN RE: PEGGY ANNE FRY a/k/a PEGGY ANN FRY
Deceased.

The administration of the estate of PEGGY ANNE FRY a/k/a PEGGY ANN FRY, deceased, whose date of death was June 15, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2026-CP001379CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, fL 33523.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 23, 2026.

Personal Representative
TANYA FRY-FORMICA
3633 Golden Eagle Drive
Land O' Lakes, FL 34639

Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
October 23, 30 2026 26-02745P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001391
IN RE: ESTATE OF MIGUEL ANGEL HERNANDEZ,
Deceased.

The administration of the estate of MIGUEL ANGEL HERNANDEZ, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 23, 2026

MARIO HERNANDEZ
Personal Representative
P.O. Box 1199
San Antonio, FL 33576

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 23, 30, 2026 26-02744P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001531
IN RE: ESTATE OF MADELINE M. CERRATO
Deceased

The administration of the estate of MADELINE M. CERRATO, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
CHRISTOPHER G. CERRATO
17445 Queensland Street
Land O' Lakes, Florida 34638

Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
LAW OFFICE OF STEVE WILLIAMS & ASSOCIATES
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
October 23, 30, 2026 26-02754P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP001546CPAXWS
Division J
IN RE: ESTATE OF STEVEN E. WALKER AKA STEVEN EUGENE WALKER
Deceased.

The administration of the estate of STEVEN E. WALKER aka STEVEN EUGENE WALKER, deceased, whose date of death was August 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
STEPHANIE ANN BARLOG
1315 Riverbend Drive, Apt. #108
Kingsport, Tennessee 37664

Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: admin@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
October 23, 30, 2026 26-02726P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1552
IN RE: ESTATE OF JOSEPH J. MCGRANE AKA JOSEPH JOHN MCGRANE
Deceased.

The administration of the estate of JOSEPH J. MCGRANE AKA JOSEPH JOHN MCGRANE, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 23, 2026.

Personal Representative:
/s/ Mary C Hall Trudell
MARY C. HALL TRUDELL
102 Bayou Bend Rd.
Groveland, Florida 34736

Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 FOREST OAKS BLVD
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
October 23, 30, 2026 26-02767P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001574
IN RE: Estate of FREDERICK JOSEPH ROTH
Deceased.

The administration of the estate of Frederick Joseph Roth, deceased, whose date of death was September 3, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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.

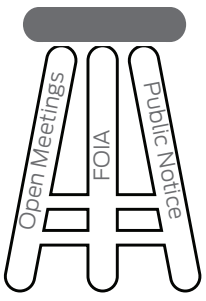
The date of first publication of this notice is October 23, 2026.

Attorney for Personal Representative:
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
Telephone: (727) 842-1001
October 23, 30, 2026 26-02778P

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**
To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

Types Of Public Notices

Citizen Participation Notices

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- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
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- Unclaimed Property, Banks or Governments
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- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

XNLV18187

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

THIRD 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

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: 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

THIRD 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11-10-2026 at 11:00 a.m. the following trailer may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on trailer for any recovery charges, storage, and administrative fees Tenant / Registered Owner BLUE PELICAN MARINA/ ROBERT DANIEL RAMP 2019 Magic Tilt Trailer Vin 1M5BP2520K1E65001 Sale to be held at ANSWER MARINE CORPORATION 11771 SEMINOLE DR NEW PORT RICHEY, FL 34654 trailer may be released prior to the Sale. ANSWER MARINE CORPORATION reserves the right to accept /reject any or all bids All Sales Held With Reserve

October 23, 30, 2026 26-02777P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY
Case No.:
51-2026-DR-002677-DRAXWS

IN RE: THE MARRIAGE OF:
SCOTT KIERNAN, Petitioner/ Husband,
and
MICHELE QUATTROCK-KIERNAN, Respondent/ Wife,

TO: MICHELE QUATTROCK-KIERNAN, whose last known address is: 12516 Litewood Dr, Hudson, FL 34669.

YOU ARE NOTIFIED that a Petition for Dissolution of Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to CEDRIC P. HAY, ESQ, the Petitioner's attorney, whose address is Beil & Hay, P.A., 12300 U.S. Highway 19, Hudson, FL 34667, on or before thirty (30) days from the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on the Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

WITNESS my hand and the seal of said Court on this 8th day of September 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
By: Beverly Bray
Deputy Clerk

Oct. 23, 30; Nov. 6, 13, 2026
26-02755P

THIRD 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001410CPAXWS
IN RE: THE ESTATE OF MARILYN A. BEACHAM,
Deceased.

The administration of the estate of MARILYN A. BEACHAM, 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 PO Box 338, New Port Richey, FL 34656. The name and address of the Personal Representative and the Personal Representative's attorney is 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 23, 2026.

Personal Representative:
/s/ William B. Corcoran
WILLIAM B. CORCORAN
115 Peacedale St.
Bristol, CT 06010

Attorney for Personal Representative:
/s/ Daniel C. Parri
DANIEL C. PARRI, ESQUIRE
Attorney for Personal Rep.
Florida Bar No.: 036325
1217 Ponce de Leon Blvd.
Clearwater, FL 33756
Telephone: (727) 586-4224
Fax: (727) 585-4452
E-Mail: dan@parrilaw.com
Secondary E-Mail: jill@parrilaw.com
October 23, 30, 2026 26-02747P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:2025-CC-003934
CONNERTON II COMMUNITY ASSOCIATION, INC.
Plaintiff, v.
TAINA AGRAMONTE, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.

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

Lot 1, in Block 9, CONNERTON VILLAGE TWO PARCEL 219, according to the Plat thereof, as recorded in Plat Book 85, Page 105, of the Public Records of Pasco County, Florida.

at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 12th day of November, 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 20th day of October 2026.

FRISCIA & ROSS, P.A.
Matthew A Parks
Florida Bar #1064864
mparks@frpalegal.com
5550 W. Executive Drive,
Suite 250
Tampa, Florida 33609
(813) 286-0888 /(813) 286-0111 (FAX)
Attorneys for Plaintiff
October 23, 30, 2026 26-02773P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
51-2026-CP-001116-CPAXWS
IN RE: THE ESTATE OF CHASE FRANCESCA TALON, a/k/a CHASE F. TALON, a/k/a CHASE TALON,
deceased.

The administration of the estate of CHASE FRANCESCA TALON, a/k/a CHASE F. TALON, a/k/a CHASE TALON, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for PASCO COUNTY FLORIDA, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 33655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 23, 2026.

DEBORAH KUEHNEL
Personal Representative
STEVEN MEILLER, ESQUIRE
Florida Bar Number: 0846340
7236 State Road 52, Suite 10
Hudson, Florida 34667
Telephone: (727) 869-9007
E-Mail: steveslad@gmail.com
Attorney for Personal Representative
October 23, 30, 2026 26-02746P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
REF: 2026-CP-001630-CPAXWS
IN RE: ESTATE OF BETSY KAYE KISH,
Deceased.

The ancillary administration of the estate of BETSY KAYE KISH, deceased, whose date of death was August 20, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 26-CP-001630, 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 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.

The Personal Representative or Curator has no duty to discover whether any property held at the time of 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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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 23, 2026.

Personal Representative:
BONNIE ESHLEMAN

Attorney for Personal Representative:
Stacy Strohauer Son, Esquire
STROHAUER MANNION SON
1150 Cleveland Street, Suite 300
Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
October 23, 30, 2026 26-02780P

SECOND INSERTION

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

Notice is hereby given to the public and all landowners within the West Hillcrest Community Development District (the "District"), comprised of approximately 187.5 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: 10:45 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.

Deborah Wallace, District Manager
October 23, 30, 2026 26-02729P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000055CAAXWS
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, v.
PHILIP MARTINEZ A/K/A PHILIP M. MARTINEZ A/K/A PHILIP MICHAEL MARTINEZ, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated September 23, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on November 10, 2026, at 11:00 AM via www.pasco.realforeclose.com , the following described property:

THE EAST 1/2 OF TRACT 3 OF THE UNRECORDED PLAT OF EL PICO, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 377 FEET OF THE EAST 1508 FEET OF THE SOUTH 7/16 OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 17 EAST, EXCEPT THE SOUTH 1757.5 FEET THEREOF, PASCO COUNTY, FLORIA.
Property Address: 15735 GIFFORD LN, SPRING HILL, FL 34610

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.: 24-05060 /
CASE NO.: 2026CA000055CAAXWS
October 23, 30, 2026 26-02734P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA002126CAAXES
M&T BANK,
Plaintiff, v.
MATTHEW PENIX, et al.,
Defendants.

TO: Kenika Chamika Penix
39410 Kennedy Ave
Zephyrhills, FL 33542
Kenika Chamika Penix
6885 Aqua Vista Dr., Apt. 305
Zephyrhills, FL 33542
Matthew Penix
39410 Kennedy Ave
Zephyrhills, FL 33542
Matthew Penix
6885 Aqua Vista Dr., Apt. 305
Zephyrhills, FL 33542
Unknown Party in Possession 1
39410 Kennedy Ave
Zephyrhills, FL 33542
Unknown Party in Possession 2
39410 Kennedy Ave
Zephyrhills, FL 33542

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

Lot 48 of the unrecorded plat of LINCOLN HEIGHTS subdivision more particularly described as follows:
Commencing at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 26 South, Range 21 East, Pasco County, Florida, thence run North 00°06'07" West, 300 feet along the East line of the said NE 1/4 of the SW 1/4, thence run West 375 feet to the POB; thence continue West 75 feet; thence North 00°06'07" West, 120.0 feet; thence run East, 75 feet; thence run South 00°06'07" East, 120.0 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE NOVEMBER 23RD, 2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this day of October 20, 2026.

Nikki Alvarez-Sowles, Esq.
as Clerk of the Circuit Court of
Pasco County, Florida
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
October 23, 30, 2026 26-02765P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP001360CPAXES
IN RE: ESTATE OF DONNA JEAN JUNG, Deceased.

The administration of the Estate of Donna Jean Jung, deceased, whose date of death was May 9, 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 23, 2026.

Personal Representative:
Donald Bethke
3909 West San Obispo
Tampa, Florida 33629

Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
October 23, 30, 2026 26-02768P

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.: 2025CA001512
TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs.
AARON VAN MCLAMAR, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/27/2026, in Case No.: 2025CA001512 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and AARON VAN MCLAMAR, 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 12/22/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 215 of SAN CLEMENTE VILLAGE, according to the plat thereof, recorded in Plat Book 12, Pages 43 and 24, of the Public Records of Pasco County, Florida.

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

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

DATED: October 16, 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 23, 30, 2026 26-02737P

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. 2026CA002562CAAXES
Freedom Mortgage Corporation Plaintiff, vs.
Vincent G. Dlugi a/k/a Vincent Dlugi; Unknown Spouse of Vincent G. Dlugi a/k/a Vincent Dlugi; Mary Meghan Dlugi; Unknown Spouse of Mary Meghan Dlugi; Oak Creek of Pasco County Homeowners' Association, Inc. a/k/a Oak Creek of Pasco County Homeowners Association, Inc.; Southern Pro Restoration, LLC Defendants.

TO: Vincent G. Dlugi a/k/a Vincent Dlugi and Unknown Spouse of Vincent G. Dlugi a/k/a Vincent Dlugi
Last Known Address: 6856 Boulder Run Loop, Wesley Chapel, FL 33545

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

LOT 365, OAK CREEK PHASE TWO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGE 31-38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 23, 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 16, 2026.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Julian Garcia
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File# 26-F02849
October 23, 30, 2026 26-02749P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000301CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF FINANCE OF AMERICA RMF MASTER TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROY J. SHANNON, JR., DECEASED. et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROY J. SHANNON, 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 36, BLOCK 2, MEADOW POINTE PARCEL 2 UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE(S) 111, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/23/2026/ (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 day of October 16, 2026
CLERK OF THE CIRCUIT COURT
NIKKI ALVAREZ-SOWLES
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-377940
October 23, 30, 2026 26-02741P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA001228CAAXWS
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1, Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY W. WADE, DECEASED, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 23, 2026and entered in Case No. 2026CA001228CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY W. WADE, DECEASED; GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC.; CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA are defendants, Nikki Alvarez-Sowles, Esq, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with chapter 45 Florida Statutes, Pasco County, Florida on November 10, 2026, at 11:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 5, LAKE MARINETTE MOBILE HOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 30 AND 31, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 16916 OLIVAUD ST., HUDSON, FL 34667

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

If you are a person with a disability who needs 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

/s/ Damian G. Waldman
☑ Damian G. Waldman, Esq.
Florida Bar No. 0090502
☐ David John Miller, Esq.
Florida Bar No. 69995
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
Email 2: dmiller@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
October 23, 30, 2026 26-02738P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-490
AMERICAN MOMENTUM BANK, a Texas Banking Corporation Plaintiff, v.
MILOS VELJKOVIC AND EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Defendants.

NOTICE IS GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on the 6th day of October, 2026 in Case No. 2026-CA-490 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein judgment was entered in favor of Plaintiff, AMERICAN MOMENTUM BANK, a Texas Banking Corporation, Nikki Alvarez-Sowles, Clerk of Court for Pasco County, will sell to the highest and best bidder or bidders for cash at the foreclosure sale to be conducted in an online sale at http://www.pasco.realforeclose.com, on Tuesday, November 10, 2026 at 11:00 A.M., the following described property:

Lot 19, Block 17, EPPERSON NORTH VILLAGE D-3, according to the map or plat thereof, as recorded in Plat Book 88, Page(s) 1, of the Public Records of Pasco County, Florida
Address: 8309 Ivy Stark Boulevard, Wesley Chapel, Florida 33545

Any person claiming an interest in the surplus, if any, other than the Property owner, as of the date of the Notice of 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 ADA coordinator ada@jud6.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SHUMAKER, LOOP & KENDRICK, LLP
240 South Pineapple Avenue
Post Office Box 49948
Sarasota, Florida 34230-6948
(941) 366-6660
(941) 366-3999 facsimile
Primary E-mail:
mserrano@shumaker.com
Primary-mail
jodonnell@shumaker.com
Secondary E-mail:
alindsay-chin@shumaker.com
Secondary E-mail:
eholland@shumaker.com
Secondary E-mail:
lcastaneda@shumaker.com
Attorneys for Plaintiff
By: /s/ James D. O'Donnell
James D. O'Donnell, Esq.
Florida Bar No.: 1038454
Meghan O. Serrano, Esq.
Florida Bar No.: 053124
40773278v1
October 23, 30, 2026 26-02774P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-5024
THOUSAND OAKS EAST PHASE 5 HOMEOWNERS ASSOCIATION, INC
Plaintiff, vs.
HUSAM AL TAMEEMI, and AYAT AL OGAILI Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 25-CC-5024 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as

Lot 7, Block 3, THOUSAND OAKS EAST PHASE V PARTIAL REPLAT, a subdivision according to the plat thereof recorded in Plat Book 67, Pages 1, 2, 3 and 4, of the Public Records of Pasco County, Florida.
PARCEL ID NO.: 36-26-16-0090-00300-0070 ("Property")
Property Address: 9850 Trumpet Vine Loop, Trinity, Florida 34655

at public sale, to the highest and best bidder for cash at 11:00 a.m. on November 19, 2026. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 this 16th day of October 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10308-091
October 23, 30, 2026 26-02750P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026CA002949CAAXES
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ISIDORO VELEZ ROCHE A/Kl A ISIDORO VELEZ-ROCHE, DECEASED; JASHIRA VELEZ; JASMIN VELEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ISIDORO VELEZ ROCHE A/KIA ISIDORO VELEZ-ROCHE, DECEASED
(LAST KNOWN ADDRESS)
5410 TANGERINE DRIVE
ZEPHYRHILLS, FLORIDA 33542

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

LOT 7, BLOCK 4, ZEPHYR HEIGHTS 1ST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 21, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 5410 TANGERINE DRIVE, ZEPHYRHILLS, FLORIDA 33542

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before NOVEMBER 23RD, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this October 20 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) By Haley Joyner
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-02366 LC
October 23, 30, 2026 26-02763P

--- PUBLIC NOTICE ---

SECOND 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 1972 HILC mobile home bearing vehicle identification number HF4202F and all personal items located inside the mobile home. Last Tenant: Angel Antonio Martinez Laboy. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012.
October 23, 30, 2026 26-02748P

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
LV18237_V9

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1612
IN RE: ESTATE OF CHARLES D. KELLOGG
Deceased.

The administration of the estate of CHARLES D. KELLOGG, deceased, whose date of death was August 17, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
/s/ Doris Kellogg Mu
DORIS KELLOGG MU
114 Cypress View Dr.
Naples, Florida 34113

/S/CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 FOREST OAKS BLVD
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
October 23, 30, 2026 26-02779P

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-001936
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, v.
MISTY MORGAN VIANNA, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on November 18, 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 16, Block 12, of EPPERSON NORTH VILLAGE D-2, according to the Plat thereof, as recorded in Plat Book 80, Page 54 through 62, of the Public Records of Pasco County, Florida.
Property Address: 8643 Sanders Tree Loop, Wesley Chapel, FL 33545

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 15th 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 23, 30, 2026 26-02731P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA003254CAAXES
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3,
Plaintiff, v.
MARVIS J. HILL A/K/A MARVIS HILL; UNKNOWN SPOUSE OF MARVIS J. HILL A/K/A MARVIS HILL; MCDILL COLUMBUS CORPORATION; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s0.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure and Equitable Subrogation or Order dated October 5, 2026 entered in Civil Case No. 2025CA003254CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3, Plaintiff and MARVIS J. HILL A/K/A MARVIS HILL; UNKNOWN SPOUSE OF MARVIS J. HILL A/K/A MARVIS HILL; MCDILL COLUMBUS CORPORATION; UNKNOWN TENANT #1 n/k/a RUDY TANNER and UNKNOWN TENANT #2 n/k/a SHARON TANNER, are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 A.M. on November 19, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure and Equitable Subrogation, to-wit:

LOT #701, ANGUS VALLEY, UNIT #2...A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FL.; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF STATED SECTION 2, THENCE EAST (ASSUMED BEARING) A DISTANCE OF 995.04 FEET; THENCE N 00 DEG 30 MIN 00 SEC E A DISTANCE OF 4943.32 FEET FOR A POINT OF BEGINNING. THENCE S 89 DEG 49 MIN 48 SEC W A DISTANCE OF 275.02 FEET; THENCE N 00 DEG 30 MIN 00 SEC E A DISTANCE OF 130.00 FEET; THENCE N 89 DEG 49 MIN 48 SEC E A DISTANCE OF 275.02 FEET; THENCE S 00 DEG 30 MIN 00 SEC W A DISTANCE OF 130.00 FEET TO THE POINT BEGINNING
ALONG WITH 1979 FIES FDGA4BX0523 FDGA4BU0523
Property Address: 26135 Twin Pines Ct, 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 THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 2390.000956
October 23, 30, 2026 26-02743P

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA001223CAAXWS
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE M. VAIL A/K/A ALICE WEBER VAIL, DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 23, 2026, and entered in Case No. 2026CA001223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE M. VAIL A/K/A ALICE WEBER VAIL, DECEASED; KEVIN C. VAIL; DAVID A. VAIL; KRISTIN AMBER VAIL A/K/A KRISTEN VAIL A/K/A KRISTIN AMBER BUTH; SETH EDWARD VAIL; HOLIDAY LAKE VILLAS CONDOMINIUM ASSOCIATION, INC., are defendants, Nikki Alvarez-Sowles, Esq, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with chapter 45 Florida Statutes, Pasco County, Florida on November 10, 2026, at 11:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

UNIT NO. 705, IN BUILDING 7 OF HOLIDAY LAKE VILLAS, A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM PLAT BOOK 20, PAGE 61-64, AND BEING FURTHER DESCRIVED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 16, 1981, IN O.R. BOOK 1150, PAGE 0482-0547, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO AND A .7479% UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AS THE SAME BE AMENDED FROM TIME TO TIME.
PARCEL IDENTIFICATION NUMBER: 36-26-15-0750-00700-0050
PROPERTY ADDRESS: 3808 STAYSAIL LANE, UNIT #3808, HOLIDAY, FL 34691

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 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.

/s/ Damian G. Waldman
☑ Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
October 23, 30, 2026 26-02739P

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2026CA003192CAAXWS
DIVISION: J2
Wells Fargo Bank, N.A.
Plaintiff, -vs-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Stephen Shepherd a/k/a Stephen Chester Shepherd a/k/a Stephen C. Shepherd, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); John M. Shepherd a/k/a John Shepherd; Alyssa Ashley Clark a/k/a Alyssa A. Clark; Elaine Shepherd; Unknown Spouse of John M. Shepherd a/k/a John Shepherd; Unknown Spouse of Alyssa Ashley Clark a/k/a Alyssa A. Clark; JPMorgan Chase Bank, N.A.; 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).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Stephen Shepherd a/k/a Stephen Chester Shepherd a/k/a Stephen C. Shepherd, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 8117 Dedham Drive, Port Richey, FL 34668
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 455, THE LAKES, UNIT FIVE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 89 THROUGH 91, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 8117 Dedham Drive, Port Richey, FL 34668.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before NOVEMBER 23RD, 2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the October 20, 2026.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) Deputy Clerk: Haley Joyner

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
26-336576 FC01 WEQ
October 23, 30, 2026 26-02764P

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.: 2026CA000918CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TRACY DOVEY; PASCO COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA; JANELLE DOVEY; JOHN NOTO; AMELIA NOTO
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 10 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

TRACT 694, PARKWOOD ACRES SUBDIVISION, UNIT FIVE, UNRECORDED, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89°02'55" WEST, ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 1,325.63 FEET; THENCE NORTH 00°58'11" EAST, A DISTANCE OF 605.82 FEET; THENCE SOUTH 89°02'55" EAST, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 89°02'55" EAST, A DISTANCE OF 172.89 FEET; THENCE NORTH 00°51'07" EAST, A DISTANCE OF 133.32 FEET; THENCE NORTH 89°04'39" WEST, A DISTANCE OF 172.61 FEET; THENCE SOUTH 00°58'11" WEST, A DISTANCE OF 133.23 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT CERTAIN 1995 EAGL MOBILE HOME SITUATED THEREON - I.D.#GAFLR54A75152ET AND GAFLR54B75152ET.
PROPERTY ADDRESS: 9813 BOB ST, HUDSON, FL 34669

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 15 day 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
26-00192 - Bidder Number: 9180
October 23, 30, 2026 26-02735P

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. 2026CA002330CAAXWS
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MARK EDWARD ROCHEK, et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF DOUGLASS ROCHEK A/K/A DOUGLAS STEPHEN ROCHEK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, (RESIDENCE UNKNOWN)
JOANN SHINE, 521 E BOSTON AVE, YOUNGSTOWN OH 44502
UNKNOWN SPOUSE OF JOANN SHINE, 521 E BOSTON AVE, YOUNGSTOWN OH 44502
JUDITH BARTONI, 116 RIVER AVE, MASONTOWN PA 15461
UNKNOWN SPOUSE OF JUDITH BARTONI, 116 RIVER AVE, MASONTOWN PA 15461
CHRISTINE CUNNINGHAM, 116 RIVER A VE, MASONTOWN PA 15461
UNKNOWN SPOUSE OF CHRISTINE CUNNINGHAM, 116 RIVER AVE, MASONTOWN PA 15461
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 39, DEER PARK, UNIT ONE-C, AS RECORDED IN PLAT BOOK 20, PAGE 23, 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 23, 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 19th 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-2330-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
26-22742FL
October 23, 30, 2026 26-02757P

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