PASCO COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

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 Daystar Press located at 3211 Calvano Drive in the City of Land O Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

Vincent Marti

November 6, 2026 26-02941P

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 Gulfwind Pulmonary located at 13740 OFFICE PARK COURT SUITE A in the City of Hudson, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Mukesh Patel, M.D., P.A.

November 6, 2026 26-02929P

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 ExGP Solutions located at 32716 Windelstraw Dr in the City of Wesley Chapel, Pasco, FL 33545-9140 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2026

KAYDBEE LLC

Edwin Narvaez

November 6, 2026 26-02912P

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 Larkfind located at 32386 Talimena Loop in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2026

Lucas Adamec

November 6, 2026 26-02911P



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV2609021_V19

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 The Clean Fix located at 4360 Grandwood Ln 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 28th day of October, 2026

Jay Butterfield

November 6, 2026 26-02903P

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 Fulaba located at 22844 Berry Patch Pl in the City of Land O Lakes, Pasco, FL 34637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

Haby Barry

November 6, 2026 26-02942P

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 Mileage May Vary located at 7847 Stonebrook Cir in the City of Wesley Chapel, Pasco, FL 33545-2207 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

Hot Pursuit Media LLC

November 6, 2026 26-02902P

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 NORTH LINK AUTO located at 3439 Loggerhead Way 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 3rd day of November, 2026

NORTH MAPLE HOLDINGS LLC

Melissa McDonald

November 6, 2026 26-02934P

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 Crestwater Health and Rehab Bayonet Point located at 7210 Beacon Woods Drive in the City of Hudson, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026

Crestwater Health and Rehab Bayonet Point, LLC

November 6, 2026 26-02940P

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 Gulfwind Pulmonary and Sleep Associates located at 13740 OFFICE PARK COURT SUITE A in the City of Hudson, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Mukesh Patel, M.D., P.A.

November 6, 2026 26-02928P

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 TYPICAL CE located at 19727 Gladeview Way in the City of Land o lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026

EXAM PREP GROUP INC

Vraj Patel

November 6, 2026 26-02937P

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 TYPICAL PREP located at 19727 Gladeview Way in the City of Land o lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026

EXAM PREP GROUP INC

Vraj Patel

November 6, 2026 26-02932P

FIRST INSERTION

The Pasco County Emergency Management Department hereby gives notice of the County's intent to revise the flood hazard information, generally located north of State Road 52 and west of Bellamy Brothers Boulevard. Specifically, the flood hazard information will be revised along Cypress Creek and several unnamed wetlands and ponds, including, but not limited to, Ponds 34, 3233, 3536, 37, and 38, from a point approximately 1600 feet downstream of Bellmamy Brothers Boulevard to Bellamy Brothers Boulevard.

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

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

November 6, 2026 26-02904P

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 Plain Rummy located at 5903 Willow Ridge Dr Unit 103, in the County of Pasco, in the City of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 02 day of November, 2026.

HYPERION COLLECTIBLE HOLDINGS, INC.

November 6, 2026 26-02923P

FIRST INSERTION

Notice of Public Sale

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property Described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801- 83.809) Notice of Sale under said Act to With:

Unit-4040-William D Gibson JR-HHG's, etc.

Unit 1053-Michael Murburg JR-Furniture

The sale of property will be held at auction and advertised 11/20/26 and ending 11/27/26 online with www.Bid13.com.

Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.

Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.

November 6, 13, 2026 26-02943P

FIRST INSERTION

NOTICE OF DEPOSIT OF UNCLAIMED FUNDS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

CASE: 2025CP000248CPAXES

DIVISION: I

IN RE: THE ESTATE OF BOBBIE D CRANDALL

NOTICE IS HEREBY GIVEN that KAYLA DEANN GONZALEZ, Personal Representative of the Estate of BOBBIE D CRANDALL, deceased, has deposited with me, as the Clerk and Comptroller of the Sixth Judicial Circuit, in and for Pasco County, Florida, the sum of $13,206.59, representing unclaimed funds belonging to the Estate of BOBBIE D CRANDALL, deceased, being the unclaimed legacy of BOBBIE D CRANDALL.

The undersigned Clerk and Comptroller, shall hold said funds for a period of six (6) months from the date hereof, and shall thereafter deposit the funds with the State Treasurer, after deduction of the Clerk and Comptroller's fee and cost of publication, all in accordance with 733.816 Fla. Stat.

Dated this 29th day of October, 2026.

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Ashley Hill

Nov. 6; Dec. 4, 2026 26-02900P

FIRST INSERTION

NOTICE OF DEPOSIT OF UNCLAIMED FUNDS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

CASE: 2024CP001850CPAXES

DIVISION: A

IN RE: THE ESTATE OF DIANE RUTH DARROW-GRYBEK

NOTICE IS HEREBY GIVEN that SCOTT D GRYBEK, Personal Representative of the Estate of DIANE RUTH DARROW-GRYBEK, deceased, has deposited with me, as the Clerk and Comptroller of the Sixth Judicial Circuit, in and for Pasco County, Florida, the sum of $97,000.00, representing unclaimed funds belonging to the Estate of DIANE RUTH DARROW-GRYBEK, deceased, being the unclaimed legacy of DIANE RUTH DARROW-GRYBEK.

The undersigned Clerk and Comptroller, shall hold said funds for a period of six (6) months from the date hereof, and shall thereafter deposit the funds with the State Treasurer, after deduction of the Clerk and Comptroller's fee and cost of publication, all in accordance with 733.816 Fla. Stat.

Dated this 28th day of October, 2026.

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Ashley Hill

Nov. 6; Dec. 4, 2026 26-02892P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/20/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 HILC mobile home bearing vehicle identification number 02612914G and all personal items located inside the mobile home. Last Tenants: Maude Elizabeth Hicks a/k/a Beth Hicks, Bryant Allen Collins a/k/a Allen Collins, Brenda Ann Halberg a/k/a Brenda Collins, Connie Elaine Hicks, Robert Charles Hicks, Jr., All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Robert Charles Hicks, Jr., and Unknown Party or Parties in Possession. Sale to be held at: Bedrock Wood Dale LLC, 37924 Boston Avenue, Zephyrhills, Florida 33542, (813) 782-1615.

November 6, 13, 2026 26-02944P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold a Regular Meeting on November 17, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting 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.

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

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

District Manager

November 6, 2026 26-02920P

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 commercial residential subdivision activities on 77.30 acres known as New Port Corners Phase 4. The project is located in Pasco County, Section(s) 1,2, Township 26 South, Range 16 East. The permit applicant is Lennar Homes whose address is 4301 W Boy Scout Blvd., Suite 600 Tampa, FL 33607. The Permit No. is 43044703.012.

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 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 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.

November 6, 2026 26-02922P

FIRST INSERTION

NOTICE OF BOARD MEETING
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, November 17, 2026, at 6:00 PM at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

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

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

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

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

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

Amanda Ferguson, District Manager

Governmental Management Services – Tampa, LLC

November 6, 2026 26-02898P

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:15 AM
Sale to be held at www.storagetreasures.com.
1136 - Broderick, Fevronia; 1195 - Santiago Ramirez, Jose; 2194 - Broderick, Michael; 2218 - Honecker, Tina; 2264 - Smith, Heather; 6015 - Gordon, Howard; 7026 - Davis, Daniel

PUBLIC STORAGE # 30166, 1000 Commercial Way, Spring Hill, FL 34606, (352) 565-4129
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0110 - Engdal, Lori; 0216 - Hill, Victoria; 0235 - Dicecco, Peter; 0462 - Booker, Jason; 0512 - Mc Dermott, Eugene; 0513 - KOHN, CATHERINE; 3071 - Smith, Davon Trevor Dinario; P001 - Torres, Jarin

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
183 - Assante, Joseph; 192 - Mitchell, Quincy; 240 - Jimenez, Richard; 294 - Sword, David

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
11016 - Rera, Joseph; 11078 - Martin, Jason; 11093 - Bell, Heather; 11097 - Rose, Brandye; 12055 - Zoumadakis, Katerina; 12103 - Maceachern, Madeline; 12136 - Scanlon, Sean; 12147 - Searcy, Lashanda; 13036 - boyer, jamie; 13080 - Carver, April; 13121 - jackson, toby; B144 - Dayton, Rachel; B163 - Scott, Danielle; B179 - Bakshis, Jeffrey; B202 - marino, marianne; C120 - Murphy, Amanda; C158 - Moore, Patrick; C255 - Evans, Ronald; D128 - REYNOLDS, PATRICK; D207 - Welch, Paula; D208 - Stoltenberg, Emily; D285 - Teuscher, Carlee; D290 - Dorce, Ashley

PUBLIC STORAGE # 30167, 4867 Commercial Way, Spring Hill, FL 34606, (352) 504-0042
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A111 - Wilfong, Christopher; A122 - Johnson, Trevon; A221 - Skinner, Jeanie; A307 ADA - Madera, Shirley; B013 - Shrader, Kristen; B032 - Bugiada, Terrence; B052 - Bruno, Matt; B119 - Black, Marilyn; C025 - Cagle, Lorin; C117 - Smith, Ryan; D84 - Moralobo, David; E19 - Mckay, Ashley; E25 - Stephens, Tim; E32 - Waldman, Brad; E73 - Desaulniers, Dee; G157 - Hawkins, Lois; G169 - Abram, Dyleyia; Kenneth Chambelain, A033

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1330 - Hill, Leonard; 1520 - Bauer, Polly Ann

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
A0054 - Johnson, Keith; A0060 - Vasquez, Paula; A0075 - Stebnitz, Nicole; B0018 - Angell, Brittany; C1028 - Pyros, Emanuel; E1104 - Marcum, Diane; E1204 - Durham, Barry; E1229 - Wade, Juantrell; E2243 - Simmons, Harry; E2278 - Helt, Edward; E2358 - Johnson, Melissa

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0A193 - Ricketts, Andrea; 0B039 - Mcgovern, Brittney; 0C005 - Preston, Jennie; 0E013 - McAfee, Damian; 0E123 - Abbott, Robert; 0E152 - smith, Tammy; 0E219 - KLINE, DAVIS J; 0P001 - Lute, Scott; Charlene Stanley, 0D046

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
007 - Kumm, Mark; 068 - Valdez, Ray; 070 - Breier, Chad; 130 - Gagnon, Cristen; 135 - Jr, Donald Johnson; 217 - Craft, Dakota; 268 - Gibson, Elizabeth; 298 - Collins, Mary; 312 - Ashby, Tatiyanna; 332 - Goins, Zoraida; 398 - Livingstone, David; 405 - Mothers of Minors Inc Clark, Andrea; 406 - Granberry, Quince; 449 - Muyet, Michael; 452 - Moorehead, Susan; 511 - Brown, Janay; 588 - Diaz, Sincere; 589 - Parsons, Stephanie

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1073 - Holewski, Mark; 1121 - Delmar, Amanda; 2074 - New, Shaylyn; 2143 - Martin, Katherine; 2196 - Mcneal, Michelle; 2266 - Frith, Joy; 3048 - Curry, Erianna; 3103 - Henningsen, Bhoyd; 3250 - Constant, Nathan; 3267 - Winkelman, Justin; 3310 - Alberger, Hailey; 3326 - Vollen, Debra; 3359 - Burdette, Shabrielle

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
1011 - Rein, Carol; 1034 - Gonzalez, Maritza; 2115 - Garcia, Russell; 2123 - Rimple, Ann-Marie; 3031 - Devine, Kelly; 3056 - White, Elna; 3059 - Desaulniers, Dee; 3078 - Dennard, Belinda; 3172 - Mosser, Ralph; 3244 - Picerno, Emily; 4014 -Santos, Felix; 4049 - Hillis, Dean

PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
C023-24 - Morgan, Elise; G027 - hartwell, Sarah; J004 - Torres, Lidia; J006 - Jones, Jessica; J014-15 - Salone II, Philip; L020 - INFANTE, GABRIELA; M012 - Kingsley, Lauren; P007 - Watkins, Roletta

PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM
Sale to be held at www.storagetreasures.com.
0110 - Fields, Michael Anthony; 0312 - Hollis, Janice; 0515 - Lett, Adriena; 0538 - Rice, Alonza; 1026 - Roberts, Nakayla; 2021 - larson, Mallory; 2040 - Horn, Marshall; 2048 - Whittaker, Shelly Gay; A076 - Davis, Patricia

PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 02:00 PM
Sale to be held at www.storagetreasures.com.
0511 - Johnson, Michael; 0512 - Allen, Chad; 1217 - etheridge, Ruby; 1709 - Mudry , Avelina ; 1809 - Carver, Angela; 1819 - Renna, Francis; 2311 - GIlberts, Aaron; 2327 - Vance, Casey; 2534 - glass, Thomas; 2554 - Oram, Tiffany

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

November 6, 13, 2026 26-02916P



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.

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

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the New Port Corners Community Development District

The Board of Supervisors (the "Board") of the New Port Corners Community Development District (the "District") will hold a regular meeting and public hearing on Tuesday, December 8, 2026, at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (the "Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Allocation Report (First Expansion Area) dated August 11, 2026. The proposed bonds will fund the public improvements described in 2026 Supplemental Engineer's Report for the New Port Corners Community Development District Phase 2A-1, 2A-2, 2A-3, & 2A-4 dated July 13, 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $26,000,000 principal in debt, including interest, and collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA TWO

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Single Family 40'	65	0.80	52	20%	$5,158,730	$79,365	$487,486	$7,500
Single Family 32'	184	0.64	118	45%	$11,682,540	$63,492	$1,103,968	$6,000
Townhome 18'	162	0.36	58	22%	$5,785,714	$35,714	$546,734	$3,375
Townhome 25'	68	0.50	34	13%	$3,373,016	$49,603	$318,741	$4,687
TOTAL	**479**		**262**	**100%**	**$26,000,000**		**$2,456,929**	

(1) Represents maximum assessments allocated by EAU for Assessment Area Two.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing 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 hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or 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.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Matthew Huber, District Manager

RESOLUTION NO. 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the New Port Corners Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the 2026 Supplemental Engineer's Report for the New Port Corners Community Development District Phase 2A-1, 2A-2, 2A-3, & 2A-4 dated July 27, 2026 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report dated March 11, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **$19,750,500** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **$26,000,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
   a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
   b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll 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 is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on October 13, 2026.

Attest: **New Port Corners Community Development District**

/s/ Matthew Huber
Assistant Secretary

/s/ Kelly Evans
Title: Chair of the Board of Supervisors



November 6, 13, 2026 26-02901P

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO: 2026-CA-003188-CA-AXWS
WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WIREGRASS III COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS DESCRIBEDAND LEVY OF SPECIAL ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The above cause comes to be heard upon the Complaint filed herein by the Wiregrass III Community Development District in the County of Pasco, State of Florida, seeking to determine the authority of said District to issue its Wiregrass III Community Development District Capital Improvement Revenue Bonds, (the "Bonds") in an aggregate amount not to exceed $196,605,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues, including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/or acquire the Capital Improvement Plan; (e) the Capital Improvement Plan serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate.

The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, appear on the **3rd day of December 2026, at the hour of 9:30 a.m.** of said day, before the Honorable Kimberly Sharpe Byrd via **Zoom Application (invitation below),** this hearing shall be conducted by video conference, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the Special Assessments, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at the following ZOOM link:

https://zoom.us/j/91705007684?pwd=V2iJ38zrgVarR8RGk0nMXHtHplwUj3.1&from=addon
Meeting ID: 917 0500 7684
Passcode: 629016

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED at the Courthouse in Pasco County, Florida, this _____ day of October 2026.

Electronically Conformed 10/8/2026
Kimberly Byrd
Honorable Kimberly Sharpe Byrd
Circuit Court Judge

November 6, 13, 2026 26-02894P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
00100 - Edmondson, Halbert; 01039 - Hayden, Maria; 01075 - Grassi, Deanna; 01116 - Rhodes, Rabyn; 020481 - Alexander, Christopher; 02079 - Ditewig, Stephen; 02099 - House, Tionne; 02115 - Bruce, Linda; 03123 - Schlechty, Ashley; 03179 - Smith, Monique; 03204 - Danko, Brittany; 04045 - Perez, Rosa; 04078 - Cruz, Michelle; 04186 - Dubose, Derikca; 04200 - Campbell, Holly

PUBLIC STORAGE # 29314, 10031 Land O'Lakes Blvd, Land O'Lakes, FL 34638, (813) 776-1417
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1149 - Hawk, Mitchell; 2122 - Colon, Ayeishka; 2313 - Lapeira, Daniel

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

November 6, 13, 2026 26-02897P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:40 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30174, 37148 State Road 54, Zephyrhills, FL 33542, (813) 761-9944
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.
1007 - Perez, Julian; 1012 - Stevens, Melissa; 1039 - Arroyo, Pedro; 1053 - Rice, Rosalind; 1070 - Koenen, JENNIFER; 1076 - schermerhorn, Nancy; A07 - manfra, michael; A19 - Scott, William; A38 - Russo, Melissa; AA453 - Villiers, Samantha; B64X - Wilson, Timothy; BB495 - Smith, Spencer; BB502 - Powe, Keith; C230X - Wandling, Timothy; C235 - Pinney, Deshawn; C237 - Jones, Mia; CC399 - schermerhorn, Nancy; CC405 - Jackson, Kadjiah; CC409 - Hammond, Javon; CC410 - Marks, Jimmy; CC418 - Hernandez Ugarte, Jessica; D263X - Miller, Staci; D271 - Kanyok, Gerald; E372X - Schermerhorn, Nancy; G295 - Mcilroy, Patrick; G299X - Frith, John; G306 - Krouse, Derek; G314 - Mattie, Christy; G321 - Ortiz, Melissa; I152 - Rodriguez, Harry; J111 - Russo, Melissa; J117 - Medaris, Mona

PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (813) 697-1898
Time: 11:50 AM
Sale to be held at www.storagetreasures.com.
1004 - Jenkin, Charlotte; 1028 - Riley, Lyla'el; 1115 - Walker, Morris; 1159 - Lindley, Danielle; 1167 - Garrison, Deundrae; 1431 - Roberta, Amy; 1507 - Whittaker, Tiana; 1531 - SMITH, SALINA M; 2111 - Hill, Shawn; 2120 - Schmidt, Elizabeth; 2133 - Jones, Kailan; 2135 - Anding, Lakesha; 2405 - Jones, Solomon

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

November 6, 13, 2026 26-02896P

legal@businessobserverfl.com LV4680

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Shawn Cosgrove, Kathy Melendez, Harry Lewis Melrath and Ruth R. Melrath will on the 24th day of November 2026 at 10:00 a.m., on property at 16108 US Highway 19, Lot #261 Hudson, Florida 34667 in Winter Paradise, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1982 AMER Travel Trailer
VIN No.: 9PM352XC1056092
Title No.: 21584288
And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
November 6, 13, 2026 26-02918P

FIRST INSERTION

NOTICE OF MEETINGS
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Estancia at Wiregrass Community Development District Audit Committee will meet on Tuesday, November 17, 2026, at 5:30 p.m. at the Estancia at Wiregrass Clubhouse, 4000 Estancia Blvd., Wesley Chapel, FL 33543. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Estancia at Wiregrass Community Development District.

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 estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
November 6, 2026 26-02899P

FIRST INSERTION

Notice of Public Sale

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

Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on November 23, 2026, at the times and locations listed below.

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

UNITED OF PASCO SELF STORAGE
Start: November 23, 2026 10:30 AM EST
End: November 30, 2026 3:00 PM EST
Location: 11214 US Hwy 19 North, Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
B20 Carrie Binde
D528 Roberta Stanislao

U-STOR RIDGE RD
Start: November 23, 2026 10:30 AM EST
End: November 30, 2026 3:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
C259 Sandra Linen
F62 Terrace Whitfield

U-STOR ZEPHYRHILLS
Start: November 23, 2026 10:30 AM EST
End: November 30, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
D42 Micaela Hernandez
D15 Guerdy Rousseau
H2 Diane Shelton
J10 Diane Shelton
H19 Autumn Soloman
I8 Robert Tester
C19 Tyler Waide – Household goods AND motorcycle for parts

November 6, 13, 2026 26-02936P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001541
IN RE: ESTATE OF
ARLENE ELLEN MABE,
Deceased.

The administration of the estate of ARLENE ELLEN MABE, deceased, whose date of death was August 24, 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: November 6, 2026.

WILBURN MABE
Personal Representative
3649 Loury Drive
Zephyrhills, FL 33543
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
November 6, 13, 2026 26-02895P

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 Classado located at 19727 Gladeview Way in the City of Land o lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
EXAM PREP GROUP INC
Vraj Patel
November 6, 2026 26-02938P

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 TYPICAL PT located at 19727 GLADEVIEW WAY in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
EXAM PREP GROUP INC
Vraj Patel, President
November 6, 2026 26-02939P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2
NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 2 ("District") will hold a Regular Meeting on November 17, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting 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.

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

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

District Manager
November 6, 2026 26-02921P

FIRST INSERTION

NOTICE OF REVISED FY2027 REGULAR BOARD MEETING SCHEDULE "CHANGE IN MEETING LOCATION, MEETING DATES AND MEETING TIMES"
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cobblestone Community Development District has revised their Regular Board Meetings for Fiscal Year 2027. The location of the Regular Meeting of the Board of Supervisors of the Cobblestone Community Development District has been changed to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The dates & times have been changed to the following:

November 30, 2026	11:00 a.m.
December 23, 2026	11:00 a.m.
January 27, 2027	11:00 a.m.
February 25, 2027	11:00 a.m.
March 25, 2027	11:00 a.m.
April 22, 2027	11:00 a.m.
May 27, 2027	11:00 a.m.
June 24, 2027	11:00 a.m.
July 29, 2027	11:00 a.m.
August 26, 2027	11:00 a.m.
September 29, 2027	11:00 a.m.

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

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

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

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

Bryan Radcliff
District Manager
November 6, 2026 26-02945P

FIRST INSERTION

NOTICE OF REVISED FY2027 REGULAR BOARD MEETING SCHEDULE "CHANGE IN MEETING LOCATION, MEETING DATES AND MEETING TIMES"
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hilltop Point Community Development District has revised their Regular Board Meetings for Fiscal Year 2027. The location of the Regular Meeting of the Board of Supervisors of the Hilltop Point Community Development District has been changed to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The dates & times have been changed to the following:

November 30, 2026	11:15 a.m.
December 23, 2026	11:15 a.m.
January 27, 2027	11:15 a.m.
February 25, 2027	11:15 a.m.
March 25, 2027	11:15 a.m.
April 22, 2027	11:15 a.m.
May 27, 2027	11:15 a.m.
June 24, 2027	11:15 a.m.
July 29, 2027	11:15 a.m.
August 26, 2027	11:15 a.m.
September 29, 2027	11:15 a.m.

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

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

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

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

Bryan Radcliff
District Manager
November 6, 2026 26-02946P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY PROBATE DIVISION
File No. 51-2026-CP-001090-WS
IN RE: ESTATE OF
JOEL F. DENNISON
Deceased.

The administration of the estate of Joel F. Dennison, deceased, whose date of death was May 5, 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 curator and the curator's attorney are set forth below.

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

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

The 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, 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 November 6, 2026.

Curator:
Ryan A. Doddridge
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Attorney for Curator:
Darren M. Stotts
Florida Bar No. 107221
Zackary T. Zuroweste, Esq.
Florida Bar No. 28707
Robert Persante, Esq.
Florida Bar No. 376698
PERSANTE ZUROWESTE, P.A.
2555 Enterprise Road, Suite 15
Clearwater, Florida 33763
Firm@Persantelaw.com
Counsel for Ryan A. Doddridge
November 6, 13, 2026 26-02927P

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.: 2026CA000820CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-3,
Plaintiff, v.
PAUL ROBERTS , et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 3, 2026 and entered in Case No. 2026CA000820CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JULIA ROBERTS AND PAUL ROBERTS, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on December 8, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 3, MEADOW POINTE PARCEL 8, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE(S) 94, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
and commonly known as: 29507 BIRDS EYE DR, WESLEY CHAPEL, FL 33543 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
26-001357-1
November 6, 13, 2026 26-02906P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001667
IN RE: ESTATE OF
CAROLE ANN PEARSON
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 Carole Ann Pearson, 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 August 5, 2026; that the total value of the estate is $100,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
June Dian Pearson
143 Morgan Lane
Burnsville, North Carolina 28714

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 November 6, 2026.

Person Giving Notice:
June Dian Pearson
143 Morgan Lane
Burnsville, North Carolina 28714
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
November 6, 13, 2026 26-02917P

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-003936
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
BRITTANI L. SUTHERLAND, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on December 8, 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 565, BEAR CREEK SUBDIVISON UNIT FOUR, according to the Plat thereof, recorded in Plat Book 23, Pages 135-137, of Public Records of Pasco County, Florida.
Property Address: 8518 Huntsman Lane, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 30th 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
November 6, 13, 2026 26-02909P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001845
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
ARMANDO GONZALEZ; UNKNOWN SPOUSE OF ARMANDO GONZALEZ; HAMILTON PARK OF PASCO COUNTY HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT #1: UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 29, 2026 in Civil Case No. 2026CA001845, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and ARMANDO GONZALEZ; HAMILTON PARK OF PASCO COUNTY HOMEOWNER'S ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on December 7, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 2, HAMILTON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 140, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 30th day of October, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Digitally signed by:
/s/ Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-218B
Ref# 28778
November 6, 13, 2026 26-02935P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000127CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
IRIS MARIELIS PORRATA SANTIAGO AND NESTOR JULIAN TORRES SEDA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2026, and entered in 2026CA000127CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and IRIS MARIELIS PORRATA SANTIAGO; NESTOR JULIAN TORRES SEDA; FLORIDA HOUSING FINANCE CORPORATION; PALMETTO SOLAR, LLC DBA LIGHTREACH; LIZ H. ROMAN; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF PASCO COUNTY, FLORIDA are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on November 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1360-A, BEACON SQUARE UNIT 11-C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 3818 MOOG RD, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 29 day of October, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-382712 - NaP
November 6, 13, 2026 26-02930P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1314
Division Probate
IN RE: ESTATE OF MICHAEL ALLEN BEAVER
Deceased.

The administration of the estate of Michael Allen Beaver, 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, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 11/06/2026.

Personal Representative:
Debbie Lynn Beaver
19106 Saint Lawrence Drive
Dunnellon, Florida 34432

Attorney for Personal Representative:
David S. Rojas, Esquire
Attorney for Personal Representative
Florida Bar Number: 92995
H. MICHAEL EVANS, P.A.
Attorneys at Law
20668 W. Pennsylvania Avenue
Dunnellon, FL 34431
Telephone: (352) 489-2889
Fax: (352) 489-0852
E-Mail: david@hmepalaw.com
Secondary E-Mail:
mike@hmepalaw.com
November 6, 13, 2026 26-02915P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA-001953
SOUTHSTATE BANK. N.A.,
Plaintiff, vs.
SYNGIN G. LARO, UNKNOWN SPOUSE OF SYNGIN G. LARO, and UNKNOWN TENANT IN POSSESSION,
Defendants.

Notice is hereby given that pursuant to the uniform default final judgment of foreclosure entered October 28, 2026, in case number 2026CA001953 in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A, as Plaintiff, and SYNGIN G. LARO, UNKNOWN SPOUSE OF SYNGIN G. LARO and UNKNOWN TENANT IN POSSESSION, are Defendants, Nikki Alvarez-Sowles, Clerk of the Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m. on the 10th day of December, 2026, the following described real property as set forth in said final judgment, to wit:

Lot 2, PARKVIEW ACRES, according to the map or plat thereof as recorded in Plat Book 8, Page 52, Public Records of Pasco County, Florida.
TOGETHER WITH a 2025 JACB doublewide mobile home having identification numbers JACFL39649A and JACFL39649B and Florida Title Numbers 159288347 and 159288365, which mobile home titles shall be cancelled/retired. The mobile home is permanently affixed to the property.
Property Address: 37749 Geiger Road, Zephyrhills, Florida 33542

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Submitted by:
Krista Mahalak
Florida Bar Number 78231
PETERSON & MYERS, P.A.
Post Office Box 7608
Winter Haven, Florida 33883-7608
Telephone: (863) 294-3360
Facsimile: (863) 293-4104
kmahalak@petersonmyers.com
dhughes@petersonmyers.com
Attorneys for Plaintiff
November 6, 13, 2026 26-02893P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA000189
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1,
Plaintiff, VS.
JEFFERY M. KORES A/K/A JEFFREY M. KORES; DEBRA A. KORES; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, PASCO; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 22, 2026 in Civil Case No. 2024CA000189, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1 is the Plaintiff, and JEFFERY M. KORES A/K/A JEFFREY M. KORES; DEBRA A. KORES; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, PASCO are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on December 14, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 132, GOLDEN ACRES UNIT TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 96 THROUGH 100, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 27th day of October, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5660B
Ref# 28458
November 6, 13, 2026 26-02919P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-000888
IN RE: THE ESTATE OF BACH YEN THI HUYNH MCCONKEY,
Deceased.

The administration of the estate of BACH YEN THI HUYNH MCCONKEY, deceased, whose date of death was March 2, 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 file number for the estate is 2026-CP-000888. The estate is intestate.

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 November 6, 2026,

Personal Representative:
Tam-Anh Phan
16601 Palm Coast Court, Apt. 637
Tampa, FL 33647

Attorney for the Personal Representative:
BLEAKLEY BAVOL DENMAN & GRACE
/s/ Nicholas M. Westcott .
Nicholas M. Westcott, Esq.
Florida Bar No.: 1059289
15316 N. Florida Avenue
Tampa, Florida 33613
Telephone: (813) 221-3759
Facsimile: (813) 221-3198
nwestcott@bbdglaw.com
amaudlin@bbdglaw.com
November 6, 13, 2026 26-02914P

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.: 2026CA000437CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
AMELIA GRYNEWICZ; FLORIDA HOUSING FINANCE CORPORATION; PASCO COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA; UNKNOWN SPOUSE OF AMELIA GRYNEWICZ; UNKNOWN SPOUSE OF DYLAN SMITH; DYLAN SMITH
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 24 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 451, JASMINE LAKES UNIT 5-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 10527 OAK HILL DRIVE, PORT RICHEY, FL 34668

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

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

Dated this 02 day of November 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
26-00326
November 6, 13, 2026 26-02925P

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. 2025CA003268CAAXWS
Division J3
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
CYNTHIA LOUISE BLACKERBY, DOLLAR LAKE VILLAGE CONDOMINIUM I ASSOCIATION, INC., DOLLAR LAKE VILLAGE CONDOMINIUM II ASSOCATION, INC., TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., UNKNOWN SPOUSE OF CYNTHIA LOUISE BLACKERBY, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 19, 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:

UNIT C, BUILDING 8, OF DOLLAR LAKE VILLAGE CONDOMINIUM, I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEROF AS RECORDED IN OFFICIAL RECORD BOOK 1065, PAGE 1, ET SEQ., AND ALL EXHIBITS THERETO AND AMENDMENTS THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 113-114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, PUBLIC RECORDS OF PASCO COUNTY. FLORIDA, TOGETHER WITH AN UNDIVIDED PERCENTAGE OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

and commonly known as: 11211 DOLLAR LAKE DR 3, PORT RICHEY, FL 34668; 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 NOVEMBER 30, 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: October 30, 2026
By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
078950/2531754/wll
November 6, 13, 2026 26-02908P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026-CA-002421
DIVISION: 3-C
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THERESA R. LEVESQUE, et aI,
Defendant(s).

To:
THERESA R. LEVESQUE
Last Known Address: 11124 Salt Tree Drive Port Richey, FL 34668
Current Address: 111124 Salt Tree Drive Port Richey, FL 34668

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

LOT 109, DRIFTWOOD VILLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 99 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 11124 SALT TREE DR PORT RICHEY FL 34668

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before DECEMBER 7, 2026

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

**See the Americans with Disabilities Act

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

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

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

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

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

WITNESS my hand and the seal of this court on this NOV-3 2026

Clerk of the Circuit Court
(SEAL) By: /s/ Julian Garcia

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-010330
November 6, 13, 2026 26-02933P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA001927CAAXES
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MICHELLE CARTER AND CHAMMANE CARTER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 29, 2026, and entered in 2026CA001927CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MICHELLE CARTER; CHAMMANE CARTER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on November 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 36, BLOCK 2, ABERDEEN - PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE(S) 133 - 140, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 31803 LOCH ALINE DRIVE, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 29 day of October, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
26-412780 - NaP
November 6, 13, 2026 26-02931P

FIRST INSERTION

NOTICE OF PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
FILE NO.:2026-CA-002566
ESTATE OF LINDA S. CARLSON
Plaintiff, V.
THE CARLSON FAMILY REVOCABLE TRUST; ROBERT W. CARLSON, SR. and LINDA S. CARLSON, as Co-Trustees of THE CARLSON FAMILY REVOCABLE TRUST; and ALL UNKNOWN PARTIES CLAIMING ANY ESTATE, RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

TO: The Carlson Family Revocable Trust; Robert W. Carlson, Sr. and Linda S. Carlson, as Co-Trustees of The Carlson Family Revocable Trust; and All Unknown Parties Claiming Any Estate, Right, Title, or Interest in the Property Described Herein.

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida. The nature of this action is an action to quiet title to real property.

The known defendants in this action are:

The Carlson Family Revocable Trust, together with Robert W. Carlson, Sr. and Linda S. Carlson, in their capacity as Co-Trustees of The Carlson Family Revocable Trust.

The unknown defendants in this action are described as follows:

All unknown parties, including individuals or entities, claiming any estate, right, title, lien, or interest by, through, under, or against the named Defendants or otherwise claiming any right, title, or interest in and to the subject real property described herein.

The property involved in this action, if any, is described as follows:

Lot 14, AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS PHASE 1, a condominium R.V. Subdivision, according to the declaration of condominium, and all its attachments and amendments as recorded in O.R. Book 1425, page 1153 and amended in O.R. Book 1460, page 1180, and as per plat thereof as recorded in Plat Book 23, pages 117-120 inclusive, of the public records of Pasco County, Florida, and TOGETHER WITH an undivided interest in the common elements and appurtenances thereto. Together with a 1985 Cricket Mobile Home
ID # 1C9TT356F2143008,
Title # 40859642,
RP # R0469545.
The Property Appraiser's Parcel I.D. number for the Property is 17-21-0070-00000-0140.

You are required to file your written defenses, if any, with the Clerk of the Court and to serve a copy of your written defenses on Sean White Esq., whose address is 4624 Gall Blvd, Suite10, Zephyrhills, Florida 33542, on or before, on or before 12/4/26.

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

DATED: 10/20/26

Nikki Alvarez-Sowles, Esq.
(SEAL) /s/ Kayla Collins
DEPUTY CLERK

Oct. 30; Nov. 6, 13, 20, 2026 26-02910P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 26-CC-269
ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF ANABEL MACHIN-DOMINGUEZ, ANY AND ALL UNKNOWN HEIRS and SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Lot 22, Block 3, ABERDEEN PHASE TWO, according to the plat thereof as recorded in Plat Book 44, Pages 72-74, of the Public Records of Pasco County, Florida.
Property Address: 31454 Loch Aline Drive, Wesley Chapel, Florida, 3354

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on January 7, 2027.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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 2nd day of November, 2026.

NIKKI ALVAREZ SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
November 6, 13, 2026 26-02926P

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. 2026CA002360CAAXES
Freedom Mortgage Corporation
Plaintiff, vs.
Nicole Yasoda Neto a/k/a Nicole Neto; Jose Manuel Tirado Jr. a/k/a Jose Tirado; United States of America on behalf of the Secretary of Housing and Urban Development; Heritage Hills of Pasco Homeowners Association, Inc.
Defendants.

TO: Jose Manuel Tirado Jr. a/k/a Jose Tirado
Last Known Address: 13763 Thimbleberry Drive, Dade City, FL 33525

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

LOT 22, BLOCK "D", SUWANNEE LAKESIDE PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87 PAGE(S) 1 THROUGH 7, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before December 7, 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 30, 2026.

Nichole Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Julian Garcia
As Deputy Clerk

Julie York, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File# 26-F02758
November 6, 13, 2026 26-02913P

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. 2026CA001446CAAXWS
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Peter Brown a/k/a Peter J. Brown, Deceased; Christopher Jeffris Brown a/k/a Christopher J. Brown; Laura Annette Howard f/k/a Laura A. Dispirito f/k/a Laura A. Brown; Jeffrey Hurst Brown a/k/a Jeffrey H. Brown a/k/a Jeff H. Brown; Charles Edward McCarthy, Jr. a/k/a Charles E. McCarthy, Jr. a/k/a Charles Edward McCarthy; Rebecca Sue McCarthy
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Peter Brown a/k/a Peter J. Brown, Deceased and Laura Annette Howard f/k/a Laura A. Dispirito f/k/a Laura A. Brown
Last Known Address: 5085 Newanga Ave., Santa Rosa, CA 95405 AND Unknown

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

LOT 2207, BEACON WOODS COACHWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 70 THROUGH 72, 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 12/07/2026, 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 29 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# 26-F00755
November 6, 13, 2026 26-02905P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CC-4527
NEXT DIMENSION CONSTRUCTION, INC.
Plaintiff, vs.
NEAL A. THOMAS and RENEE L. NORTON,
Defendants.

NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated October 29, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash by electronic sale at www.pasco.realforeclose.com in Pasco County, Florida, on December 14, 2026, at 11:00 a.m., the following described property in Pasco County, Florida:

Lot 81, Block 21, of Palm Cove Phase 2, according to the plat thereof, as recorded in Plat Book 54, Pages 111 – 126, of the Public Records of Pasco County, Florida.
Parcel ID:
33 25 20 0060 02100 0810.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

GILLIGAN, ANDERSON, WILLIAMS & GREEN, P.A.
By: /s/ Edwin A. Green, III
Florida Bar No. 0606111
1531 SE 36th Avenue
Ocala, Florida 34471
Telephone: (352) 867-7707
Attorneys for Plaintiff
tgreen@ocalalaw.com
lcaldwell@ocalalaw.com
November 6, 13, 2026 26-02907P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026CA000371CAAXES
Freedom Mortgage Corporation,
Plaintiff, vs.
Joel Ernesto Baquero Hernandez a/k/a Joel Baquero, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000371CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joel Ernesto Baquero Hernandez a/k/a Joel Baquero; Avalon Park West Homeowners Association, Inc.; Maria Fernanda Moreno Guedez are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 30th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 33, AVALON PARK WEST-NORTH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE(S) 115, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID:
12-26-20-0120-03300-0180

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

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

Dated this 2nd day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq., Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00148
November 6, 13, 2026 26-02924P

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. 2026CA000432CAAXWS
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GERSHMAN INVESTMENT CORP. D/B/A GERSHMAN MORTGAGE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 28, 2026 and entered in Case No. 2026CA000432CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GERSHMAN INVESTMENT CORP. D/B/A GERSHMAN MORTGAGE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; 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 25th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:t forth in said Final Judgment, to wit:

LOT 522, HOLIDAY LAKE ESTATES - UNIT SEVEN, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 117, 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 28th 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.: 26-00148 ESX
November 6, 13, 2026 26-02891P

SUBSEQUENT INSERTIONS

--- PUBLICS ---

SECOND 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

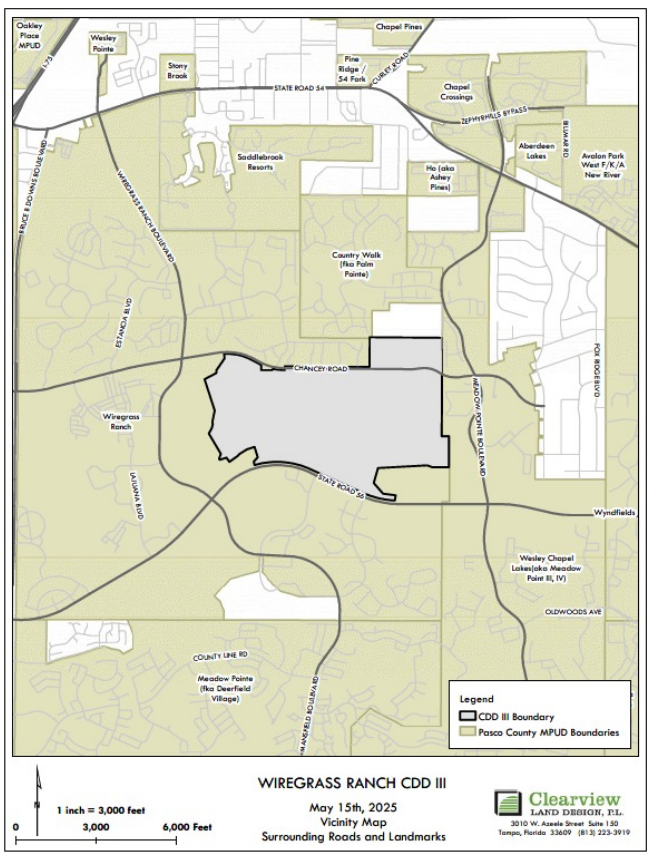
The special assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. The District expects to collect sufficient revenues to retire no more than $196,605,000 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

SECOND 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

SECOND 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

SECOND 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

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

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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property 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

SECOND 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

SECOND INSERTION

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

SECOND 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 TIME 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

SECOND 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

SECOND 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

Q&A

LV18237_V13

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

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. 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 ---

SECOND 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

SECOND INSERTION

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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2025-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

SECOND 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 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 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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to the 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

SECOND 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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS /ACTIONS / ESTATE / PUBLIC NOTICES ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

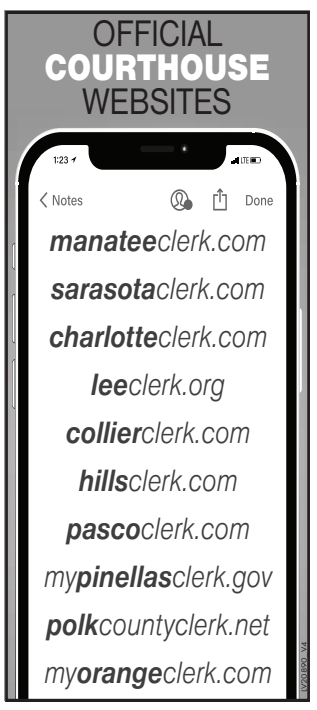
Notice of Application for Tax Deed 2026XX000240TDAXXX

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

SECOND 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



SECOND 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

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. 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

SECOND 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, 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

SECOND 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

FOURTH 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

FOURTH 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

FOURTH 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 11/13/2026, 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

THIRD 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

FOURTH 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V2B

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com
LV20890_V2

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
Business Observer
LV20906_V24

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

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNV181187

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

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