PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF MEETINGS
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Chapel Creek Community Development District Audit Committee will meet on Wednesday, December 2, 2026, at 5:00 p.m. at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd., Zephyrhills, FL 33541. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Chapel Creek 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 chapelcreekcdd.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 20, 2026 26-03013P

FIRST INSERTION

NOTICE OF BOARD MEETING
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Coppersrping Community Development District will hold their regular monthly meeting on December 8, 2026 at 8:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District's website https://www.copperspringcdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
November 20, 2026 26-03046P

FIRST INSERTION

NOTICE OF REGULAR COMMITTEE MEETING
HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on December 1, 2026, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board 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.

Daryl Adams
District Manager
November 20, 2026 26-03058P

FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 12/14/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: KV DIAMONDS MOTORS LLC 3KPF24AD8RE794697 2024 KIA 8625.96 TEL: 813-516-8091 MV: MV117116 LOCATION: 8323 BROKEN WILLOW LN PORT RICHEY, FL 34668 / TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
November 20, 2026 26-03029P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 OAKP travel trailer bearing vehicle identification number 1EF4L3422G7000117 and all personal items, appliances, and fixtures contained therein. Last Tenants: Arnold W. Stevens, Elizabeth L. Stevens, Lester A. Stevens, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Elizabeth L. Stevens, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Lester A. Stevens, Lester A & Elizabeth L Stevens LV TR UAD 72597, and Unknown Party or Parties in Possession. Sale to be held at: Settler's Rest RV Resort, 37549 Chancey Road, Zephyrhills, Florida 33541, (Telephone: 813-782-2003).
November 20, 27, 2026 26-03015P

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Lakeside Community Development District ("District") will be held on Wednesday, December 2, 2026, at 10:00 a.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or (813) 994-1001 ("District Manager's Office").

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

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

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

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

District Manager
November 20, 2026 26-03014P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Vida's Way Community Development District ("District") will hold a regular meeting on December 3, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 for the purpose of considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours or by visiting the District's website, https://vidaswaycdd.net/.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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 20, 2026 26-03050P

FIRST INSERTION

Notice of Meeting of the Board of Supervisors of New Port Corners Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the New Port Corners Community Development District (the "District") will hold a meeting on December 8, 2026, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

Copies of the agenda will be available on the District website at www.newportcornerscdd.org or by emailing the District Manager at darryla@rizzetta.com. The District Manager's office can be reached telephonically at (813) 933-5571.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Darryl Adams
District Manager
November 20, 2026 26-03065P

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 4037-Jennette Pedrero-Mattress, Baby Furniture, HHG's, etc.

The sale of property will be held at auction and advertised 12/04/26 and ending 12/11/26 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 20, 27, 2026 26-03060P

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 Wit:

The undersigned will sell at public sale by competitive bidding on Friday, December 4, 2026, at 11:00 AM on the premises where said property has been stored and which is located at EZ MINI STORAGE, 15830 U.S. HWY 19, City of HUDSON, County of PASCO, STATE of FLORIDA, Zip 34667 the following:

Space 6074 – Albert Norbert Silva, III – 2017 Hurricane Motorhome Space 6123 – Albert Norbert Silva, III-2016 15' Utility Trailer

Contents purchased must be paid for at the time of 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 20, 27, 2026 26-03061P

FIRST INSERTION

NOTICE OF BOARD MEETING
MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting on December 8, 2026 at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District's website https://www.mitchellranchcdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
November 20, 2026 26-03044P

FIRST INSERTION

NOTICE OF BOARD MEETING
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeshore Ranch Community Development District ("District") will hold a regular meeting of the Board of Supervisors on December 8, 2026, at 6:00 PM at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638.

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

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
November 20, 2026 26-03053P

FIRST INSERTION

Notice of Meeting of the Board of Supervisors of Connerton East Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Connerton East Community Development District (the "District") will hold a meeting on December 8, 2026, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

Copies of the agenda will be available on the District website at www.connertoneastcdd.org or by emailing the District Manager at darryla@rizzetta.com. The District Manager's office can be reached telephonically at (813) 933-5571.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Darryl Adams
District Manager
November 20, 2026 26-03064P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Refinished by Franco located at PO BOX 2012 in the City of Saint Leo, Pasco, FL 33574 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2026

Frannel Franco
November 20, 2026 26-03026P

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 LEVEL UP GLASS DOORS located at 32288 CANNON RUSH DRIVE in the City of SAN ANTONIO, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

CHRISTOPHER AND CHERYL CAMP
November 20, 2026 26-03031P

--- PUBLICS ---

FIRST INSERTION

LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Lakeside Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Lakeside Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Wednesday, November 25, 2026, 12:00 p.m. (EST) at the office of Rizzetta & Co., Inc. 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL., 33544., for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Community Asset Manager shall be the contact person regarding the Project Manual. Dylan Campbell can be reached by email at DCampbell@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Thursday, December 03, 2026, 10:30 a.m. (EST) at the Lakeside community clubhouse 13739 Lakemont Dr., Hudson, FL., 34669. Failure to attend the entire meeting will preclude the District's consideration of a proposal submitted by a non-attending proposer. The door will close at 10:30 a.m. The Project Manual will not be available for sale at the mandatory pre-proposal meeting but will be available afterwards at the Rizzetta & Co., Inc. office at the Wesley Chapel address stated above until Wednesday, December 9, 2026, 12:00 p.m. (EST).

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for the initial term of one year along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualification according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Wednesday, January 6, 2027, 10:00 a.m. (EST), at the Lakeside Clubhouse; 13739 Lakemont Dr, Hudson, FL., 34669. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at JToborg@rizzetta.com, and Dylan Campbell at dcampbell@rizzetta.com, no later than Thursday, December 10, 2026, 4:00 p.m. (EST). Answers will be provided to all eligible proposers by Friday, December 11, 2026, 5:00 p.m. (EST).

A District meeting to open the proposals will be held Tuesday, December 22, 2026, 11:00 a.m., at the office of Rizzetta & Co., Inc. 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL., 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than Tuesday, December 22, 2026, 11:00 a.m., at the office of Rizzetta & Co., Inc. 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL., 33544, Attention: John Toborg and Dylan Campbell. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Lakeside Community Development District
Mr. Darryl Adams, District Manager (Darryla@rizzetta.com)
November 20, 2026 26-03063P

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 TroMel Cleaning Services located at 11911 Bayonet Lane in the City of New Port Richey, Pasco, FL 34654-1605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
TroMel Cleaning Services
November 20, 2026 26-03043P

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 Fairway Rejects located at 17447 Spring Valley Rd in the City of Dade City, Pasco, FL 33523 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
AJP Collective LLC
November 20, 2026 26-03035P

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that ET-Menard, Inc., 2620 Hunt Rd, Land O Lakes, FL 34638, is desiring to engage in business under the fictitious name of ET-Menard Shop, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
November 20, 2026 26-03057P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 COAC mobile home bearing vehicle identification number 45E200N20L1001242 and all personal items located inside the mobile home. Last Tenant: Rebecca Lynn Jaquith. Sale to be held at: Country Oaks Park, 38706 Daughtery Road, Lot No. 22D, Zephyrhills, Florida 33540, (239)790-1796.
November 20, 27, 2026 26-03048P

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 Pipeline AI located at 17203 Hackberry Square, Apt. 209 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 13th day of November, 2026
Brian Stroka
November 20, 2026 26-03030P

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that ET-Menard, Inc., 15924 Hudson Ave, Spring Hill, FL 34610, is desiring to engage in business under the fictitious name of ET-Menard Batch Plant, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
November 20, 2026 26-03056P

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

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 Castle Kitchen located at 4829 RAINBOW RACE in the City of NEW PRT RCHY, Pasco, FL 34652-3481 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of November, 2026
PATTI SPOETH
November 20, 2026 26-03020P

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 Chapters Health Foundation dba Hope Chest located at 11150 N 53rd St in the City of Temple Terrace, Pasco, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of November, 2026
Chapters Health Foundation, Inc.
November 20, 2026 26-03019P

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 Voyuno located at 1402 White Fox Run in the City of Lutz, Pasco, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of November, 2026
Real Reach Marketing, LLC
November 20, 2026 26-03018P

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 Cool Beans Gourmet Coffee Co. located at 7143 STATE ROAD 54 #281 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 15th day of November, 2026
Capco Investments LLC
November 20, 2026 26-03032P

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 PurePerfectionCleaning located at 32708 Coldwater Creek Loop in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
PPCLEANING LLC
November 20, 2026 26-03062P

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 Protact LLC located at 3351 Glenwood Circle in the City of Holiday, Pasco, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
Terrastone Concrete Solutions LLC
November 20, 2026 26-03016P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1958 GRAT mobile home bearing vehicle identification number 543 and all personal items located inside the mobile home. Last Tenants: Deborah S. Winfield and Terry D. Winfield. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.
November 20, 27, 2026 26-03059P

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 Dade City Health and Rehabilitation Center located at 37135 COLEMAN AVENUE in the City of DADE CITY, Pasco, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of November, 2026
DADE CITY FL OPCO LLC
November 20, 2026 26-03017P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Jessica Brown / NF V ES-W IV JACKSONVILLE OP CO, LLC will engage in business under the fictitious name WOODSPRING SUITES CYPRESS CREEK, with a physical address 2800 Cypress Ridge Blvd Wesley Chapel, FL 33544, with a mailing address 7200 W 132ND STREET SUITE 220 OVERLAND PARK, KS 66213, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 20, 2026 26-03033P

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 Telemedicine Specialty Services located at 7714 Massachusetts Ave 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 17th day of November, 2026
Virtual Health Group, PLLC
November 20, 2026 26-03054P

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 MIEL located at 2247 Coral Honeysuckle bend in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
Besthomebakery LLC
November 20, 2026 26-03055P

--- SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA003806CAAXES
U.S BANK NATIONAL ASSOIATION AS TRUSTEE OF THE MEB LOAN TRUST VIII
Plaintiff(s), vs.
RENEE LANEA/K/A RENEE L. LANE; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on October 13, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of December, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 4: MATILDA`S WALK THE EAST 159.25 FEET OF TRACT 43, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT OVER AND ACROSS THE SOUTH 35.00 FEET OF SAID TRACT 43 AND SUBJECT TO A UTILITY EASEMENT OVER AND ACROSS THE EAST 10.00 FEET THEREOF.
Property address: 37351 Neighbors Path, Zephyrhills, FL 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 before the clerk reports the surplus as unclaimed.

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-008481-1
November 20, 27, 2026 26-03038P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 HONE travel trailer bearing vehicle identification number 1H9PH0524E1025074 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).
November 20, 27, 2026 26-03049P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026CP001727CPAXES
IN RE: Estate of THOMAS F. BARTMAN, Deceased.

The administration of the estate of THOMAS F. BARTMAN, deceased, whose date of death was MAY 13, 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 ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

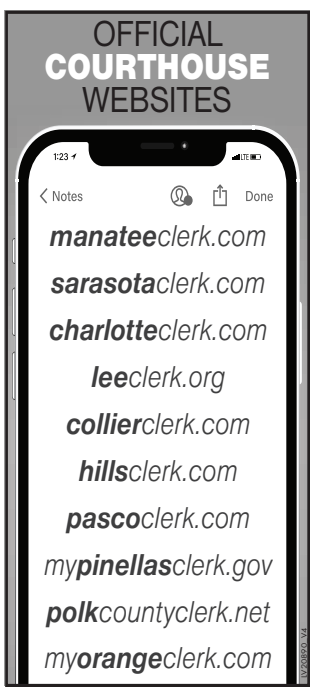
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,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

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

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

The date of first publication of this notice is November 20, 2026.

Ancillary Personal Representative:
MATTHEW THOMAS BARTMAN a/k/a MATTHEW T. BARTMAN
814 Thicket Court
West Chester, PA 19380
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
November 20, 27, 2026 26-03051P



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001764
IN RE: ESTATE OF PAUL M. KISKO
Deceased.

The administration of the estate of Paul M. Kisko, deceased, whose date of death was October 10, 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is November 20, 2026.

Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
November 20, 27, 2026 26-03034P

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001498
IN RE: ESTATE OF SUSAN R. CUTCHALL
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 Susan R. Cutchall, deceased, File Number [*26-CP-001498*], by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598 ; that the decedent's date of death was April 24, 2026; that the total value of the estate is $15,716.68 and that the names and addresses of those to whom it has been assigned by such order are:

Name
Thomas S. Cutchall as Trustee of the Susan Rogers Cutchall Declaration of Revocable Trust UTD August 26, 1999
Address
1206 Big Moss Lake Rd, Lutz, FL 33558

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 732.216-732.288 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 the clerk.

The date of first publication of this Notice is November 20, 2026.

Person Giving Notice:
Thomas S. Cutchall
1206 Big Moss Lake Rd
Lutz, FL 33558

Attorney for Person Giving Notice:
Michael J. Heath
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
Jennifer@attorneymichaelheath.com
November 20, 27, 2026 26-03047P

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. 2019CA003141CAAXWS
QUICKEN LOANS INC.,
Plaintiff, vs.
DONALD KEITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH 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 December 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, CRANE'S ROOST SUBDIVISION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 13 day of November, 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\Briana Fosah
Briana Fosah, Esquire
Florida Bar No. 1054184
Communication Email:
bfosah@raslg.com
19-369003 - MaS
November 20, 27, 2026 26-03039P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
Case No.
2026CA001185CAAXES
21ST MORTGAGE CORPORATION,
Plaintiff, vs.
RYAN FRANCIS SHILOH; UNKNOWN SPOUSE OF RYAN FRANCIS SHILOH; KIMBERLY ANN SHILOH; and UNKNOWN TENANT
Defendant.

NOTICE IS GIVEN pursuant to a Final Judgment dated October 21, 2025 entered in Case No.: 2024CA002960 , of the Circuit Court in and for Pasco County, Florida, wherein RYAN FRANCIS SHILOH, UNKNOWN SPOUSE OF RYAN FRANCIS SHILOH, and KIMBERLYY ANN SHILOH are the Defendants, that Nikki Alvarez-Sowles, Esq. , Clerk of The Court will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on December 10, 2026 at 11:00 a.m., the following described real property as set forth in the Final Judgment:

Legal: LOT 4 AND THE EAST 1/2 OF LOT 5, BLOCK D, ZEPHYR PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1982 PALM HARBOR DOUBLE-WIDE MOBILE HOME, VIN TW1FLHS1530A AND TW1FLHS1530B, TITLE NUMBERS 21720080 AND 21720079 LOCATED THEREON.
TOGETHER WITH A 1982 PALM HARBOR, 22X36 MODEL MANUFACTURED HOME, BEARING SERIAL NOS.: TW1FLHS1530A AND TW1FLHS1530B.

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

NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

November 20, 27, 2026 26-03045P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024CA000160CAAXES
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 29, 2025 in Civil Case No. 2024CA000160CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Georgette Cole a/k/a Georgette Rachell Cole, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 17, Block 3, Talavera Phase 1A-2, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 89 through 94, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08863FL
November 20, 27, 2026 26-03036P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-1878
CITY OF NEW PORT RICHEY,
Plaintiff, v.
BRENDA JONES,
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated November 10, 2026 and entered in Case No. 26-CA-1878 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Brenda Jones is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on December 14, 2026 the following described properties set forth in said Final Judgment to wit:

LOT 50, TOWN AND COUNTRY VILLAS SOUTH ADDITION, according to the plat thereof as recorded in Plat Book 6, Page 119, Public Records of Pasco County, Florida.
Property No.:
08-26-16-0190-00000-0500
Address: 5108 Gulf Dr,
New Port Richey, FL 34652

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure 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 in Pasco County, Florida, on November 18, 2026.

Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue North.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
November 20, 27, 2026 26-03028P

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.
2025CA002403CAAXWS
Freedom Mortgage Corporation,
Plaintiff, vs.
Jennifer Calderin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002403CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jennifer Calderin; Unknown Spouse of Jennifer Calderin 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 11th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 265 OF THE UNRECORDED PLAT OF SEA PINES UNIT SEVEN, A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 14, NORTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 1417.42 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.25 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 550 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 50 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 575 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 104.11 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 31 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 58 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.
TAX ID: 14-24-16-004A-00000-2650

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 17th 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 # 25-F01928
November 20, 27, 2026 26-03052P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002669CAAXWS
NATIONS DIRECT MORTGAGE, LLC,
Plaintiff, vs.
NATHAN SCHUMSKY A/K/A NATHAN A. SCHUMSKY; ZACHARY SCHUMSKY A/KA ZACHARY A. SCHUMSKY; HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 30, 2026, and entered in Case No. 2024CA-002669CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. NATIONS DIRECT MORTGAGE, LLC (hereafter "Plaintiff"), is Plaintiff and NATHAN SCHUMSKY A/K/A NATHAN A. SCHUMSKY; ZACHARY SCHUMSKY A/KA ZACHARY A. SCHUMSKY; HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 16TH day of DECEMBER, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 207, BUILDING 300, OF HARBOR VILLAS CONDOMINIUM PHASE TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 930, PAGE(S) 1743 AND ADDING PHASE TWO AS AMENDED IN O.R. BOOK 996, PAGE 962 AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C Elia, Esq.
Bar Number: 695734
FH20282-24OM/sap
November 20, 27, 2026 26-03025P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC007689CCAXES
SILVER OAKS VILLAGE OWNER'S ASSOCIATION, INC.,, a Florida not-for-profit corporation,
Plaintiff, vs.
CARLETHA GRAY and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: CARLETHA GRAY

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, SILVER OAKS VILLAGE OWNER'S ASSOCIATION, INC., herein in the following described property:

A portion of Lot 49 of SIL VER OAKS VILLAGE - PHASE ONE, as per plat hereof, recorded in Plat book 35, Pages 63-67; being more particularly described as follows: Begin at the Southwest corner of Lot 49 of Silver Oaks Village - Phase One, as recorded in Plat Book 34, Pages 63-67; thence N.17*39'20"E, 80.66 feet on the Westerly boundary of said Lot 49 also being the Easterly right of way line ofBirn1ingham Avenue; thence S. 72*20'40"E, 98.69 feet leaving said right of way line and said Westerly boundary of said Lot 49; thence S.20* 10'07"E, 29.11 feet to the South boundary of said Lot 49 and to the beginning of a non-tangent curve concave to the Northwest having a radius of 90.00 feet and to which beginning a radial line bears S.38*59'02"E; thence Southwesterly 61.79 feet along said curve through a central angle of 39*20'03"; thence N.89*39'08"W, 71.37 feet along said South boundary of said Lot 49 to the point of beginning, of the Public Records of Pasco County, Florida. With the following street address: 6344 Birmingham Avenue, Zephyrhills, Florida 33542.

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 DECEMBER 21, 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 November 13, 2026

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

Deputy Clerk: Shakira Ramirez Pagan
Greenberg Nikoloff Gross, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
November 20, 27, 2026 26-03021P

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. 2026CA001802CAAXES
Freedom Mortgage Corporation
Plaintiff, vs.
Anabel Machin-Dominguez; et al
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 Anabel Machin-Dominguez, Deceased
Last Known Address: Unknown

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

LOT 22, BLOCK 3, ABERDEEN PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 72-74, 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 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 21, 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 November 12, 2026.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00131
November 20, 27, 2026 26-03011P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CA-002967CAAXWS
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, v.
FRANCISCO DANIEL LAZO SOCARRAS, et al.,
Defendants.

TO: Francisco Daniel Lazo Socarras
7137 Bougenville Drive
Port Richey, FL 34668
Francisco Daniel Lazo Socarras
10801 N. Myrtle St.
Tampa, FL 33617
Unknown Spouse of Francisco Daniel Lazo Socarras
7137 Bougenville Drive
Port Richey, FL 34668
Unknown Spouse of Francisco Daniel Lazo Socarras
10801 N. Myrtle St.
Tampa, FL 33617

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

Lot 11, Less the North 1.00 feet thereof, JASMINE LAKES - UNIT ONE, according to the Plat thereof, recorded in Plat Book 6, Page(s) 145, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE DECEMBER 21, 2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this November 12, 2026.

Nikki Alvarez-Sowles, Esq.
as Clerk of the Circuit Court of
Pasco County, Florida
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
November 20, 27, 2026 26-03012P

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. 2026-CA-000997
Freedom Mortgage Corporation
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 Armando Azures, Deceased; et al.
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 Armando Azures, Deceased and Shawna Dawn Anzures
Last Known Address: 3041 Arlington Drive, Aptos, CA 95003

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

LOT 41, RESERVE AT SEA FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 17, 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 Karan A. Khemlani, 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 12/21/2026, 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 NOV 13 2026.

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

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F00590
November 20, 27, 2026 26-03022P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000117CAAXWS
BANK OF AMERICA, N.A.;
Plaintiff, v.
HIEU M. PHAM, SYNCHRONY BANK, SHIH LI YANG, UNKNOWN SPOUSE OF HIEU M. PHAM, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET. AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Order granting Plaintiff's Motion to Cancel Foreclosure sale dated October 6, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on December 8, 2026, at 11:00 AM via www.pasco.realforeclose.com, the following described property:

Lot 102 of Orchid Lake Village Unit One, as per plat thereof recorded in Plat Book 17, Pages 64, 65, 66, 67 and 68, of the Public Records of Pasco County, Florida.
Property Address: 7013 PIN CHERRY LN, PORT RICHEY, FL 34668

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

/s/ Cody J. Liese
Cody J. Liese, Esq.
FL Bar #: 1002491
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 24-05060 /
November 20, 27, 2026 26-03042P

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. 2026CA000353CAAXES
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-5,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RALPH WARBURTON, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2026, and entered in 2026CA000353CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-5 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RALPH WARBURTON, DECEASED; HEATHER VANDERWAAL 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 December 16, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 73.0 FEET OF LOTS 8, 9 AND 10, BLOCK 21, CITY OF ZEPHYRHILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5923 13TH ST, ZEPHYRHILLS, FL 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 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 13 day of November, 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\Briana Fosah
Briana Fosah, Esquire
Florida Bar No. 1054184
Communication Email:
bfosah@raslg.com
25-345304 - NaP
November 20, 27, 2026 26-03040P

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.: 2026CA000931CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN A. CALUS A/K/A JOHN ALLEN CALUS; BEACON WOODS CIVIC ASSOCIATION, INC.; SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA; JAMES CALUS; DAVID W. CALUS
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 03 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 539, OF BEACON WOODS VILLAGE SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 124 THROUGH 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7503 WOODBOX ROW, 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 16 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
26-00473
November 20, 27, 2026 26-03041P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA002132CAAXES
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES.,
Plaintiff, vs.
ANDRES ALVAREZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2025 in Civil Case No. 2025CA002132CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES. is Plaintiff and Andres Alvarez, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 90, Block 16, MIRADA, PARCEL 21-1, according to the plat thereof, as recorded in Plat Book 79, Pages 111 through 114, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12518FL
November 20, 27, 2026 26-03037P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026-CA-001261CAAXWS
Freedom Mortgage Corporation
Plaintiff, vs.
Javier Collado Garcia; Unknown Spouse of Javier Collado Garcia
Defendants.

TO: Javier Collado Garcia and Unknown Spouse of Javier Collado Garcia
Last Known Address: 2714 West Heiter Street, Tampa, FL 33607

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

LOT I036, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, 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 12/21/2026, 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 NOV 13 2026.

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

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F01412
November 20, 27, 2026 26-03023P

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. 2026CA001673CAAXWS
Freedom Mortgage Corporation
Plaintiff, vs.
Sonia Iris Cintron a/k/a Sonia Cintron a/k/a Sonia I. Cintron; Unknown Spouse of Sonia Iris Cintron a/k/a Sonia Cintron a/k/a Sonia I. Cintron; United States of America on behalf of the Secretary of Housing and Urban Development; Copperspring Community Association, Inc.; United States of America, Department of the Treasury-Intemal Revenue Service
Defendants.

TO: Sonia Iris Cintron a/k/a Sonia Cintron a/k/a Sonia I. Cintron and Unknown Spouse of Sonia Iris Cinton a/k/a Sonia Cintron a/k/a Sonia I. Cintron
Last Known Address: 3915 Gainer Springs Ave., New Port Richey, FL 34653

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

LOT 2, BLOCK 6, OF COPPERSPRING PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 137, 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 12/21/2026, 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 NOV 13 2026.

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

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01577
November 20, 27, 2026 26-03027P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025CA001254CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN LAWRENCE ZINSMAYER, DECEASED, et al,
Defendant(s).

To:
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN LAWRENCE ZINSMAYER, DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

LOT 15, RIDGE CREST GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 4 THROUGH 7, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 6420 DATE PALM BLVD 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 12/21/26

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 12 day of November 2026

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 24-006659
November 20, 27, 2026 26-03010P

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. 2026-CA-002051CAAXES
Freedom Mortgage Corporation
Plaintiff, vs.
Juan Alejandro Bocanegra; Unknown Spouse of Juan Alejandro Bocanegra; Tyson Towns Homeowners Association, Inc.
Defendants.

TO: Juan Ale.iandro Bocanegra and Unknown Spouse of Juan Alejandro Bocanegra
Last Knorvn Address: 6235 Daerr Ridge St., Zephyrhills, FL 33542

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

LOT 21 OF TYSON TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 130-135, 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 12/21/2026, 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 NOV 13 2026.

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

Brock & Scott, PLLC.,
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F02472
November 20, 27, 2026 26-03024P



Q&A

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

Email your Legal Notice

legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V20

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLICS ---

SECOND 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 Acacia Fields Community Development District

The Board of Supervisors (the **"Board"**) of the Acacia Fields Community Development District (the **"District"**) will hold a regular meeting and public hearing on **Tuesday, December 8, 2026, at 9:00 a.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 (**"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 (Expansion Area) dated October 13, 2026. The proposed bonds will fund the public improvements described in the Supplemental Engineer's Report dated October 12, 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 $4,000,000 principal in debt, including interest, collection costs, and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

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 65'	20	1.30	26	100%	$4,000,000	$200,000	$360,303	$18,015
TOTAL	20		26	100%	$4,000,000		$360,303	

(1) Represents maximum assessments allocated by EAU for the Expansion Area.
(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 813-933-5571 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. 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS 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 Acacia Fields 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 Supplemental Engineer's Report dated October 12, 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, Inc. located at 3434 Colwell Avenue, 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 (Expansion Area) dated October 13, 2026 (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:

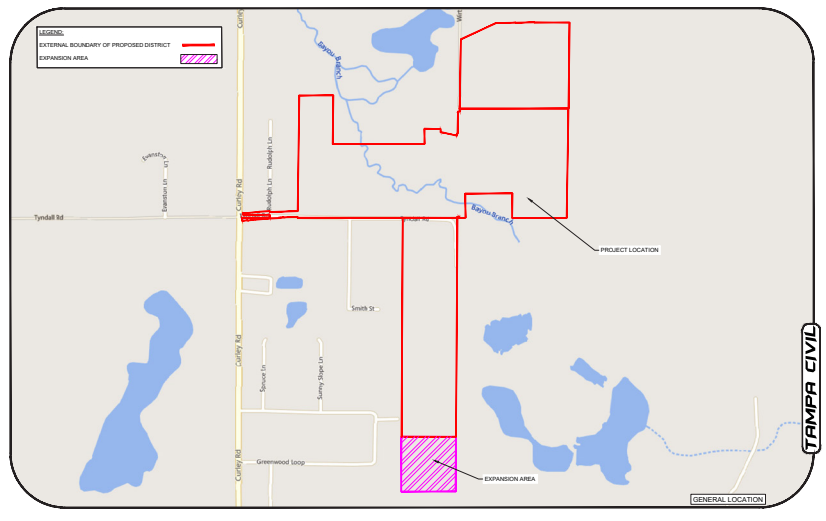
1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer 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 **$2,963,795.31** (hereinafter referred to as the **"Estimated Cost"**).
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **$4,000,000** 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:

Matthew Huber
Name: Matthew Huber
Title: Secretary/Assistant Secretary

Acacia Fields
Community Development District
Kelly Evans
Name: Kelly Evans
Title: Chair of the Board of Supervisors



November 13, 20, 2026 26-02953P

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2026CA001054

FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
BRENDA DEGOLYER; et al.,
Defendants.

TO: BRENDA DEGOLYER; 8341 MOULTON DR, PORT RICHEY, FL 34668
UNKNOWN SPOUSE OF BRENDA DEGOLYER; 8341 MOULTON DR, PORT RICHEY, FL 34668

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

LOT 1213, THE LAKES, UNIT EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 120, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 8341 MOULTON DR, PORT RICHEY, FL 34668.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before December 14th, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 11/09, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT
By: Haley Joyner
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
November 13, 20, 2026 26-02986P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the BusinessProfessionals Code, a sale will be held on November 30, 2026, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line November 13, 2026, at 6:00am and ending November 30, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit(s) contain general household goods.

Name	Unit
Stacey Howard	127

November 13, 20, 2026 26-02995P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the BusinessProfessionals Code, a sale will be held on November 30, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-lineNovember 13, 2026, at 6:00am and ending November 30, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain generalhousehold goods.

Name	Unit
William Desantes	B041
Jeffrey Torres	I304

November 13, 20, 2026 26-02998P

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No. 26-DR-004672

IN RE: THE MATTER OF
YOCASTA CRAWFORD,
Petitioner/Mother,
and
CHARLES CANTU,
Respondent/Father.

TO: CHARLES CANTU

YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 12/14/2026; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

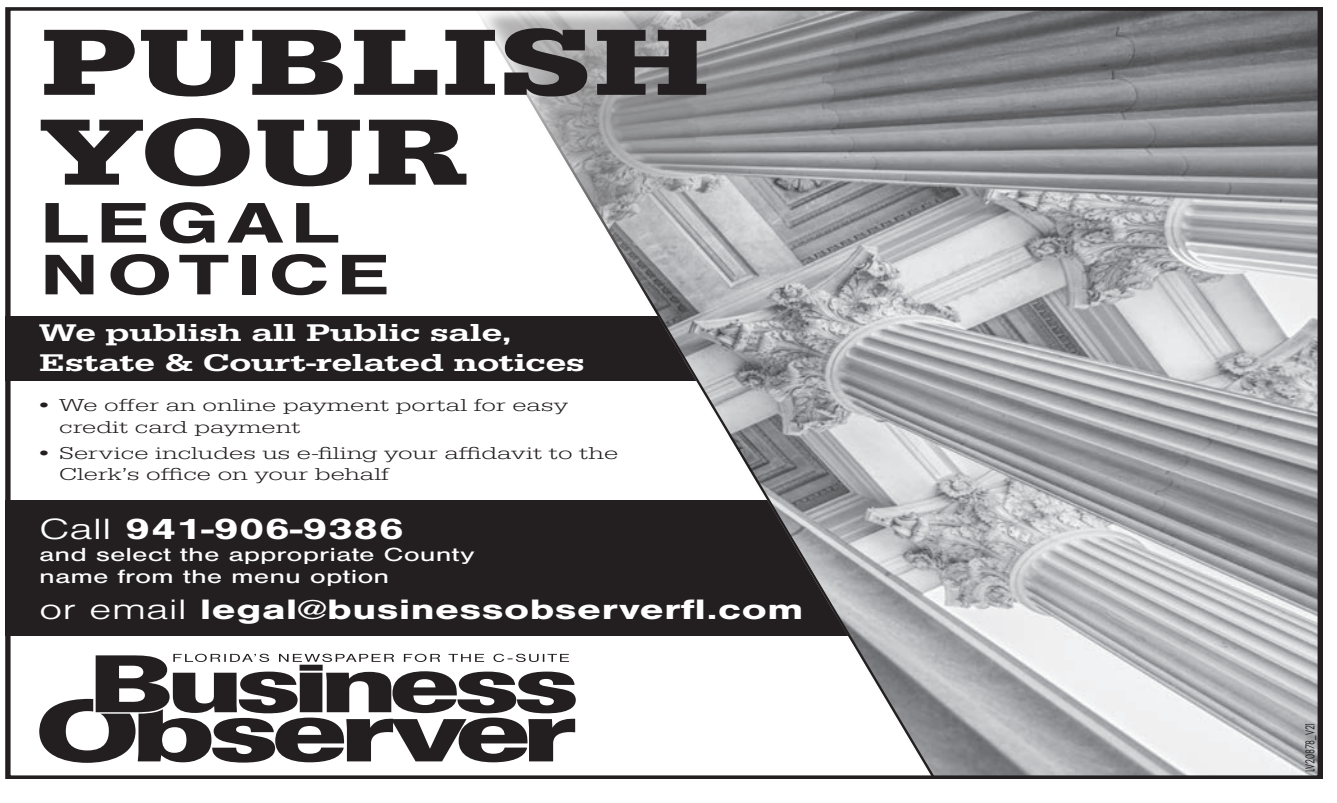
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

WITNESS my hand and the seal of said court at Pasco County, Florida on this November 6, 2026.

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

Pablo Morla, Esq.
Morla Law Group, P.A.
3621 W. Kennedy Blvd.
Tampa, Florida 33609
Nov. 13, 20, 27; Dec. 4, 2026
26-03001P



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2026-CP-01677-WS
IN RE: ESTATE OF JEFFREY T. GREEN a/k/a JEFFREY TODD GREEN
Deceased.

The administration of the estate of Jeffrey T. Green a/k/a Jeffrey Todd Green, deceased, whose date of death was June 12, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the ancillary personal representative and the ancillary 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 ancillary 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 November 13, 2026.

Ancillary Personal Representative:
Erika L. Green
835 Wellington Drive
Carlisle, Pennsylvania 17013

Attorney for Ancillary Personal Representative:
Ryan A. Doddridge, Esq. Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS & DODDRIDGE, PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail: stacey@flprobatetrustlaw.com
November 13, 20, 2026 26-02968P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001215CPAXWS
Division J
IN RE: ESTATE OF ROBERT L. DUNCAN JR.
Deceased.

The administration of the estate of ROBERT L. DUNCAN JR., deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654, Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Susan H. Duncan
Personal Representative
4425 Harborpointe Drive
Port Richey, Florida 34668

/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for Personal Representative
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email: contact@verras-law.com
November 13, 20, 2026 26-02951P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 512026CP001478CPAXES
IN RE: ESTATE OF NORMAN MICHAEL MURBURG, JR., a/k/a NORMAN ERNST GERARD MICHAEL MURBURG, JR., a/k/a MICHAEL E. MURBURG
Deceased.

The administration of the estate of NORMAN MICHAEL MURBURG, JR., deceased, whose date of death was July 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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 November 13, 2026.

Personal Representative:
/s/ Erica Jen Munz
ERICA JEN MUNZ
37270 McMinn Avenue
Dade City, Florida 33525

Attorney for Personal Representative:
/s/ Laurie R. Chane
LAURIE R. CHANE
Florida Bar Number: 843547
The Law Office of Laurie R. Chane
14206 5th Street
Dade City, Florida 33523
Telephone: (352) 567-0055
Fax: (352) 437-3918
E-Mail: laurie@chanelaw.com
Secondary E-Mail: service@chanelaw.com
November 13, 20, 2026 26-02950P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001428CPAXWS
IN RE: ESTATE OF RONALD LEE HEIDEN,
Deceased.

The administration of the estate of RONALD LEE HEIDEN, Deceased, whose date of death was June 18, 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.

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

The date of first publication of this notice is November 13, 2026.

JUDY HEIDEN,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: Jennifer@srblawyers.com
November 13, 20, 2026 26-02975P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026CP000644CPAXWS
DIVISION: J
IN RE: ESTATE OF GERTRUDE T. STURM A/K/A TRUDY STURM,
Deceased.

The administration of the Estate of Gertrude T. Sturm a/k/a Trudy Sturm, deceased, whose date of death was 11/14/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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.

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.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Denise R. Fredette
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
November 13, 20, 2026 26-02959P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1527
IN RE: ESTATE OF GLENN A. BURDICK AKA GLENN ARTHUR BURDICK AKA GLEN ARTHUR BURDICK
Deceased.

The administration of the estate of Glenn A. Burdick, also known as Glenn Arthur Burdick, also known as Glen Arthur Burdick, deceased, whose date of death was September 4, 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 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 13, 2026.

Randy G. Burdick
Personal Representative
102 Nature Walk Drive
Marion, NC 28752

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
November 13, 20, 2026 26-02963P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001294CPAXWS
IN RE: ESTATE OF ANGELA DONNA SEVIER a/k/a ANGELA SEVIER,
Deceased.

The administration of the Estate of Angela Donna Sevier a/k/a Angela Sevier, deceased, whose date of death was November 29, 2024, 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 November 13, 2026.

Personal Representative:
Deborah Iannuzzi
7431 Vienna Lane
Port Richey, Florida 34668

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
AT CAUSE LAW OFFICE, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail: ashley.cribbis@atcauselaw.com
November 13, 20, 2026 26-02949P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026CP001732CPAXWS
IN RE: ESTATE OF EILEEN D. ABEL (A/K/A EILEEN DEBORAH ABEL),
Deceased.

The administration of the estate of Eileen D. Abel (a/k/a Eileen Deborah Abel), deceased, whose date of death was January 30, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Kelsey Farr (f/k/a Kelsey J. Abel)
105 Ely Street, Apt. 1
Coxsackie, NY 12051

Attorney for Personal Representative:
/S/ Dawn Ellis, Esq.
Attorney for Personal Representative
E-mail Address: Dawn@MyFloridaProbate.com
Florida Bar Number: 091979
My Florida Probate, PA
Dawn Ellis, Esq., for the firm
PO Box 952
Floral City, FL 34436 0952
(352) 726 5444
November 13, 20, 2026 26-02989P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1651
IN RE: ESTATE OF HSING LIN WITTE
Deceased

The administration of the estate of HSING LIN WITTE, deceased, whose date of death was August 13, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
LEE LYNN MOORE
6142 11th Ave.
New Port Richey, Florida 34653

Attorney for Personal Representative:
STEPHEN R. WILLIAMS Attorney
Florida Bar Number: 748188
LAW OFFICE OF STEVE WILLIAMS & ASSOCIATES
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail: srw@wrplawyers.com
November 13, 20, 2026 26-02976P

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.
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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-001166
IN RE: The Estate of GARY BOYD PERKINS, A/K/A GARY PERKINS, Deceased.

The administration of the estate of GARY BOYD PERKINS, A/K/A GARY PERKINS, deceased, whose date of death was January 21, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED 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 November 13, 2026.

Personal Representative:
Gary F. Ritter
24341 Copperleaf Blvd.
Bonita Springs, FL 34135
Attorney for Personal Representative:
Gary F. Ritter
Fla. Bar No. 0492051
24341 Copperleaf Blvd.
Bonita Springs, FL 34135
Tel.: (239) 390-008
November 13, 20, 2026 26-02969P

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2025 CA 002541
U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR PL PRETIUM TRUST,
Plaintiff v.
ADAM J ARCHER JR.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 1, 2026, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles, shall sell the subject property at public sale on the 10th day of December, 2026, at 11:00 AM to the highest and best bidder for cash, at www.pasco.realforeclose.com on the following described property:

LOT 33, EILAND PARK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, AT PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 37626 Aaralyn Road, Zephyrhills, Florida 33542-3211.
A.P.N.: 03-26-21-0230-00000-0330

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

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.

Dated: November 3, 2026
BITMAN O'BRIEN, PLLC
/s/Wendy Griffith
Wendy Griffith, Esquire
Florida Bar No.: 72840
wgriffith@bitman-law.com
adupler@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 813-2436
Attorneys for Plaintiff
November 13, 20, 2026 26-02947P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001315
Division J
IN RE: ESTATE OF DONELLA BETTY CLARK, Deceased.

The administration of the estate of Donella Betty Clark, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 26-CP-001315, Division J, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654 (Mailing Address: P.O. Box 338, New Port Richey, FL 34656-0338). The names and addresses of the Personal Representative and the Personal Representative's attorney appear below.

Creditors served with a copy of this notice who have claims against the decedent's estate must file their claims with this Court within the later of three months after the first publication of this notice or thirty days after service of this notice on them. Other creditors having claims against the estate must file them with this Court within three months after the first publication of this notice.

CLAIMS NOT FILED WITHIN THE PERIODS PRESCRIBED BY SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED, SUBJECT TO THE EXCEPTIONS PROVIDED BY LAW. NOTWITHSTANDING THOSE PERIODS, CLAIMS FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DEATH ARE BARRED EXCEPT AS PROVIDED IN SECTION 733.710, FLORIDA STATUTES.

The Personal Representative or curator has no duty to investigate whether property held by the decedent or the decedent's surviving spouse at the time of death is or may be subject to the Florida Uniform Disposition of Community Property Rights at Death Act, sections 732.216–732.228, Florida Statutes, unless a creditor makes a written demand under section 732.2211, Florida Statutes. That demand must be filed with the Clerk.

Date of first publication: November 13, 2026.

Personal Representative:
Jason Clark
41334 North Hwy 19 #1011
Tarpon Springs, Florida 34689
Attorney for Personal Representative:
Jason Clark, MBA, Esq.
Florida Bar No. 115936
Clark & Company PLLC
41334 North Hwy 19 #1011
Tarpon Springs, FL 34689
Tel: (727) 505-8992
Email: jclark@clarkcompanyfl.com
November 13, 20, 2026 26-02997P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1608
IN RE: ESTATE OF JEANNINE J. HUMPHREY Deceased.

The administration of the estate of Jeannine J. Humphrey, deceased, whose date of death was August 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 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 November 13, 2026.

Jean H. Peters
Personal Representative
6446 River Road
New Port Richey, FL 34652
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
November 13, 20, 2026 26-03005P

--- ACTIONS / SALES ---

SECOND 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-001329
IN RE: ESTATE OF KOTESWARA RAO CHUNDI, Deceased.

The administration of the estate of KOTESWARA RAO CHUNDI, deceased, whose date of death was June 7, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 the clerk.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
SUNEETA CHUNDI
22473 Cherokee Rose Pl.
Land O Lakes, FL 34639
Attorney for Personal Representative:
/s/ Julan Mustafa
Julan Mustafa
Florida Bar Number 13147
Mustafa Law Firm, P.A.
18948 N. Dale Mabry Hwy., Suite 102
Lutz, FL 33548
Telephone: 727.725.7600
E-mail: Julan@MustafaLawFirm.com
November 13, 20, 2026 26-02992P

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. 2025CA000801CAAXES
GTE FEDERAL CREDIT UNION
Plaintiff, vs.
MARK D. STENTZ A/K/A MARK STENTZ, LISA M. STENTZ AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 4, 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 95, BLOCK 1, TURTLE LAKES UNIT 4, AS PER MAP OR PLAT RECORDED IN PLAT BOOK 20, PAGE (S), 83, and 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 1447 WINDJAMMER LOOP, LUTZ, FL 33559; 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 FEBRUARY 16, 2027 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: November 5, 2026
By: /s/ Joseph Paggi
Joseph Paggi
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
F181350/2426594/wll
November 13, 20, 2026 26-02948P

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2026CA002444CAAXWS
DIVISION: J3
Plaintiff, -vs-
Jose M. Cabral a/k/a Jose Cabral; Jane E. Laramee a/k/a Jane Cabral; Unknown Spouse of Jose M. Cabral a/k/a Jose Cabral; Unknown Spouse of Jane E. Laramee a/k/a Jane Cabral; ISPC, INC; Buena Vista Manor Civic Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Jose M. Cabral a/k/a Jose Cabral: 5124 River Birch Avenue, Holiday, FL 34690 and Unknown Spouse of Jose M. Cabral a/k/a Jose Cabral: 5124 River Birch Avenue, Holiday, FL 34690
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 69, BUENA VISTA MANOR UNIT ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 37, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH A 1984 PALM DOUBLE WIDE MANUFACTURED HOME BEARING IDENTIFICATION NUMBERS PH061247A AND PH061247B.
more commonly known as 5124 River Birch Avenue, Holiday, FL 34690.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before December 14th, 2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 9th day of November, 2026.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) Deputy Clerk: Haley Joyner
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
26-336011 FC01 CXE
November 13, 20, 2026 26-02985P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026CA000339CAAXES
Land Home Financial Services, Inc.,
Plaintiff, vs.
Carlos Luis Finol, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000339CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Carlos Luis Finol; Links at Calusa Springs Homeowners Association, Inc.; National Homebuyers Fund, Inc.; Time Investment Company, Inc. a/k/a TIC Palm Coast, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 30th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, LINKS AT CALUSA SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE(S) 74, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID:
04-26-21-0260-00000-0210

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 5th 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-F00142
November 13, 20, 2026 26-02958P

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.: 2026CA000601CAAXWS
TOWD POINT MORTGAGE TRUST 2019-HY1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
RICHARD SCARBO; DIRECT REMODELS LLC; UNKNOWN SPOUSE OF RICHARD SCARBO
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 03 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 52, IN MELODIE HILLS - UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 4601 IRENE LOOP, NEW PORT RICHEY, FL 34652

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 05 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
25-02267
November 13, 20, 2026 26-02971P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC007685CCAXES
NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
YOSMEL HERNANDEZ RODRIGUEZ and ANY UNKNOWN OCCUPANTS IN POSSESSION,Defendants.

TO: YOSMEL HERNANDEZ RODRIGUEZ

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, NATURE'S HIDEAWAY PHASE lA HOMEOWNERS ASSOCIATION, INC., herein in the following described property:

Lot 135, NATURE'S HIDEAWAY PHASE I-A, according to the map or plat thereof, as recorded in Plat Book 24, Pages 47-79, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 7227 Otter Creek Drive, New Port Richey, Florida 34655.

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 DECEMBER 14TH, 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 November 5, 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
November 13, 20, 2026 26-02967P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2026CC003751CCAXWS
SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation,
Plaintiff, v.
CHAD NAEGELE, INDIVIDUALLY, SELINA LANCE A/K/A SELINA MARIE LANCE, INDIVIDUALLY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF PATRICIA NAEGELE A/K/A PATRICIA ALLENBY NAEGELE, DECEASED, AND ANY AND ALL UNKNOWN PERSONS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated November 4, 2026, and entered in Case No. 2026CC003751CCAXWS of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein SENATE MANOR HOMEOWNERS ASSOCIATION, INC, a Florida corporation, is the Plaintiff and Chad Naegele, Individually, Selina Lance a/k/a Selina Marie Lance, Individually, Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under, or against The Estate Of Patricia Naegele a/k/a Patricia Allenby Naegele, Deceased, and any and all Unknown Persons in Possession are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on December 7, 2026, the following described property as set forth in said Final Judgment, to wit:

Unit 50, of SENATE MANOR MOBILE HOME PARK, A CO-OPERATIVE, according to Exhibit "A" (Plot Plan) of the Master Form Proprietary Lease recorded in O. R. Book 1661, Pages 790 through 812, as amended in O.R. Book 1672, Page 863, and in O.R. Book 1988, Page 351, and that certain Memorandum of Proprietary Lease recorded on December 15, 1987, in O.R. Book 1665, Page 244, as assigned by that certain Assignment of Proprietary Lease recorded on October 13, 2021, in O.R. Book 10460, Page 1515, all of the Public Records of Pasco County, Florida. together with one (1) 1969 mobile home, VIN HF4719C, Title number 3723134, and Real Property Decal number 12435251, with all attachments, additions, and fixtures attached to or made a part of the mobile home, together with any equity owned in said unit or any assets of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., including any interest in any membership or stock certificate in SENATE MANOR HOMEOWNERS ASSOCIATION, INC., and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant thereto.

Property Address: 10846 Congressional Drive, Port Richey, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before 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. 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 November 5, 2026

/s/ Jonathan James Damonte
Jonathan James Damonte, B.C.S.
Florida Bar No. 299758
Jonathan James Damonte, Chartered
12110 Seminole Boulevard
Largo, FL 33778
Telephone: (727) 586-2889
Primary Email:
jdamonte@damontelaw.com
Secondary email:
tkrol@damontelaw.com
Attorneys for Plaintiff
November 13, 20, 2026 26-03008P

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
LV20878_V8

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. 2025CA004033CAAXWS
SUN WEST MORTGAGE COMPANY INC.,
Plaintiff, vs.
JARAD LEE HAMMOND A/K/A J. HAMMOND, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2025CA004033CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SUN WEST MORTGAGE COMPANY INC. is Plaintiff and Jarad Lee Hammond a/k/a J. Hammond, 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 30th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 1964, BEACON WOODS, VILLAGE 11-C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 42, 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
25-13991FL
November 13, 20, 2026 26-02991P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC006914CCAXES
TOWNES AT MIRADA ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
GREGORY LEWIS NORRIS, ANNA TUIFANGATUKIA UHATAFE and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: GREGORY LEWIS NORRIS and ANNA TUIFANGATUKIA UHATAFE

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, TOWNES AT MIRADA ASSOCIATION, INC., herein in the following described property:

Lot 70, of MIRADA PARCELS 8A and 8B, according to the map or plat thereof, as recorded in Plat Book 89, Pages 117, of the Public Records of Pasco County, Florida. With the following street address: 32085 Pop Ash Place, San Antonio, Florida, 33576.

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 DECEMBER 14TH, 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 November 5, 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
November 13, 20, 2026 26-02965P

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-001127
Honorable Judge: BARTHLE, SUSAN GARDNER
PLANET HOME LENDING, LLC
Plaintiff, vs.
BRUCE ABOOD; UNKNOWN SPOUSE OF BRUCE ABOOD; TALAVERA MASTER ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 10, 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 07, 2027, the following described property:

LOT 22, BLOCK 13, TALAVERA PHASE 1A-3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 95 THROUGH 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

APN No. 04-25-18-0040-01300-0220

COMMONLY KNOWN AS: 18478 Cortes Creek Blvd, Spring Hill, FL 34610

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE 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 November 11, 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
November 13, 20, 2026 26-03006P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2026CC007092CCAXES
GULF HARBORS WOODLANDS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
PAUL CHRISTOPHER DE DOOD and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: PAUL CHRISTOPHER DE DOOD

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, GULF HARBORS WOODLANDS ASSOCIATION, INC.,, herein in the following described property:

Lot 316, Gulf Harbors Woodlands, Section 30-D, according to the plat thereof recorded in Plat Book 16, Page 126, in the Public Records of Pasco County, Florida. With the following street address: 4435 Rickover Ct., New Port Richey, FL 34652.

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 DECEMBER 14TH, 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 November 5, 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
November 13, 20, 2026 26-02966P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-003148
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DAMION COLMENARES, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on December 16, 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 523, HOLIDAY GARDENS ESTATES-UNIT THREE, according to the map or plat thereof as recorded in Plat Book 11, Page 113, Public Records of Pasco County, Florida.

Property Address: 6213 11th Avenue, New Port Richey, FL 34653

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 9th day of November, 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 13, 20, 2026 26-02984P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
N THE COUNTY COURT OF THE SIXTH JUDICAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CC-007446
HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, VS.
BRIAN TRUGILO, et al.
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Summary Judgement of Foreclosure dated November 3, 2026 and entered in Case No.: 2025-CC-007446, of the County Court in the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Plaintiff, PARKVIEW AT LONG LAKE RANCH HOMEOWNER'S ASSOCIATION, INC., Defendants, BRIAN TRUGILO, et al., the Office of Nikki Alvarez-Sowles Esq., Pasco County Clerk of Court, will sell to the highest and best bidder for cash at www. https://pasco.realforeclose.com/, at 11:00 a.m. on January 28, 2027, the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

LOT 8, BLOCK 3, OF PARKVIEW AT LONG LAKE RANCH PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE(S) 42, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

The Property is located at: 2349 Audubon Preserve Lane, Lutz, FL 33558

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THE FORECLOSURE 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

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.

THE WHYNOT LAW FIRM
2003 Longwood-Lake Mary Rd
Suite 1007
Longwood, FL 32750
Phone: (407) 541-00505
Telefax: (407) 205-0030
BY: /s/Erik Whynot
Erik Whynot, Esq.
Florida Bar No.: 325170
Primary email address:
EWhynot@WhynotLaw.com
Secondary email address:
DCoggin@WhynotLaw.com
November 13, 20, 2026 26-02983P

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

FOURTH 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

FOURTH 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

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026DR005216DRAXWS
IN THE MATTER OF THE ADOPTION OF:
MICHAEL JOSEPH FRENCH,
Adoptee.

TO: BRIANNA LEE FRENCH
10718 Hayden Avenue
New Port Richey, FL 33761

YOU ARE NOTIFIED that a Verified Petition for Involuntary Termination of Parental Rights and Verified Petition for Grandparent Adoption have been filed against you and that you are required to serve a copy of your written defenses, if any, to it on:

Michael R. French and
Ginamarie Rose Bove French
c/ o Robert M. Todd, Esquire,
13555 Automobile Blvd., Suite 450,
Clearwater, FL 33762

on or before 12/13/2026 and file the original with the Clerk of this Court at:

7530 Little Road, New Port Richey, FL 34654

before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petitions.

Physical Description of Respondent:
Age: 30
Race: White
Hair Color: Black/Dark
Eye Color: Brown
Approximate Height: 5'4"
Approximate Weight: 120 lbs.

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 Current 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 record 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: November 2, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Kaylen Mccutcheon

Nov. 13, 20, 27; Dec. 4, 2026 26-02964P

THIRD 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. 30; Nov. 6, 13, 20, 2026 26-02868P

FOURTH 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

THIRD 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

Q&A

Who benefits from legal notices?

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.

LV18237_V25

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
LV10239

SAVE TIME
LV10175
E-mail your Legal Notice
legal@businessobserverfl.com