

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---	
FIRST INSERTION	
NOTICE OF MEETINGS ASTURIA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING	
The Asturia Community Development District Audit Committee will meet on Tuesday, December 9, 2025 at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Asturia 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 austriacdd.org. 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 rmgrath@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.	
Brian Young, District Manager Governmental Management Services – Tampa, LLC	
November 28, 2025	25-02510P
FIRST INSERTION	
Notice of Meeting “Change in Meeting Time” Meadow Pointe II Community Development District	
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Meadow Pointe II Community Development District has rescheduled their Regular Board Meeting from Wednesday, December 3, 2025 at 6:30 p.m. to Wednesday, December 11, 2025 at 6:30 p.m. to be held at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300.	
The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time and location to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate via telephone. Anyone wishing to participate in such meetings via communications media technology should refer to the District's website for the latest information: https://www.meadowpointe2cdd.org/.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Management Company, Inframark at (813) 873-7300 at least two (2) calendar days prior to the meetings and workshops. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Management Company.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Jayna Cooper District Manager	
November 28, 2025	25-02531P
FIRST INSERTION	
NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT	
A public hearing will be conducted by the Board of Supervisors of the Concord Station Community Development District (“District”) on January 8, 2026, at 6:30 p.m., at Concord Station Clubhouse, 18636 Mentmore Blvd., Land O’ Lakes, Florida 34638.	
In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on November 21, 2025.	
The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.	
Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).	
A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Patricia Thibault, District Manager, at the District Manager's Office by mail at Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 or by email at ConcordStation@AnchorStoneMgt.com	
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.	
This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.	
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.	
District Manager Concord Station Community Development District	
November 28, 2025	25-02532P

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Lextech Automotive, located at 2004 Fox Dr, Suite F, 61820, in the City of Champaign, State of Illinois, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.	
OWNER: Left Lane Auto, LLC November 28, 2025	
25-02514P	
FIRST INSERTION	
Fictitious Name Notice	
This notice is hereby given that Martis Legacy Holdings, Inc. owner, is desiring to engage in business under the fictitious name: Always Best Care, in Pasco Co., Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
November 28, 2025	
25-02513P	
FIRST INSERTION	
NOTICE OF PETITION FOR AUTHORITY TO SELL REAL PROPERTY	
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA	
PROBATE DIVISION	
File No. 2025-GA-119	
IN RE: GUARDIANSHIP OF EILEEN KAY BERGER	
NOTICE IS HEREBY GIVEN pursuant to Section 744.631(2), Florida Statutes, that the undersigned Guardian has filed a Petition for Authority to Sell Real Property belonging to the above-named Ward in the Circuit Court for Pasco County, Florida.	
The property which is the subject of the petition is described as follows: Address: 360 10th Ave S., Safety Harbor, FL 34695 Legal Description: Lots 6, 7, and 8, together with the South ½ of vacated alley lying North of Lots 6, 7, & 8, Block 12, Revised Map of Seminole Park, according to the plat thereof, as recorded in Plat Book 4, Page 45, of the Public Records of Pinellas County, Florida. PIN: 04-29-16-80028-012-0060 (Pinellas County, Florida)	
The Guardian seeks authority to sell the Ward's interest in said property upon such terms as the Court may approve.	
Any interested person may file written objections to the Petition with the Clerk of the Circuit Court, Probate Division, Pasco County Courthouse, within 30 days after the date of publication of this notice.	
If no objections are filed, the Court may consider and rule upon the Petition without further notice or hearing.	
DATED this 19th day of November, 2025.	
KAYLEE APPLETON, Petitioner 14738 Morning Drive Lutz, Florida 33559 Telephone: (813) 975-1234 /s/ Jaleh Lee JALEH LEE, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: paralegal@pascoelderlaw.com Nov. 28; Dec. 5, 12, 19, 2025	
25-02517P	
FIRST INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA	
PROBATE DIVISION	
File No. 2025-CP-001033	
IN RE: ESTATE OF FREDERICK DELBERT WALLACE	
Deceased.	
The administration of the estate of Frederick Delbert Wallace, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 12/12/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 SKYL mobile home bearing vehicle identification number SF1982E and all personal items located inside the mobile home. Last Tenant: Sharon M. Alexander, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Sharon M. Alexander, Unknown Party or Parties in Possession. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.	
Nov. 28; Dec. 5, 2025	
25-02528P	
FIRST INSERTION	
FICTITIOUS NAME NOTICE	
NOTICE IS HEREBY GIVEN that the undersigned, intending to engage in business under the fictitious name of EIS, owned by Simpson Environmental Services, LLC, located in Pasco County, Florida, has filed Application for Registration of Fictitious Name with the Florida Department of State.	
November 28, 2025	
25-02534P	

--- ACTIONS / SALES ---

FIRST INSERTION

This Instrument Prepared By/Returned to:
Michael J Posner, Esq.,
HUD Foreclosure Commissioner
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
HECM# 093-6150718
PCN:30-25-16-003B-01101-1240

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 27, 2007, a certain Mortgage was executed by Robert H. Gilbertie and Rose A. Gilbertie, his Wife, as Mortgagor in favor of American Reverse Mortgage Corporation which Mortgage was recorded September 26, 2007, in Official Records Book 7643, Page 1456 in the Office of the Clerk of the Circuit Court for Pasco County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to Bank of America, N.A. by Assignment recorded September 26, 2007, in Official Records Book 7643, Page 1475, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded November 28, 2012 in Official Records Book 8790, Page 1381, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded November 18, 2021 in Official Records Book 10488, Page 3748, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has either died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of November 18, 2025 is \$273,376.69 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Rose A. Gilbertie, with a last known address of 4620 Bay Boulevard, #1124, Port Richey, Florida 34668 may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s), with an address of may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Sand Pebble Pointe III Condominium Association, Inc. with a last known address of c/o Condomini-

um Associates, 570 Carillon Parkway, Suite 210, St. Petersburg, FL 33716 may claim some interest in the property hereinafter described pursuant to that certain Declaration of Condominium recorded in Official Records Book 1409, Page 207 of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Sand Pebble Pointe Master Association, Inc. with a last known address of 6454 Ridge Road, Port Richey, FL 34668 may claim some interest in the property hereinafter described pursuant to that certain Declaration last amended in Official Records Book Official Records Book 7876, Page 1224 of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded September 26, 2007, in Official Records Book 7643, Page 1466 of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 31, 2017 in Official Records Book 9581, Page 512 of the Public Records of Pasco County, Florida, notice is hereby given that on January 8, 2026 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

LOT 16, BLOCK Z, GROVES- That certain condominium parcel composed of Apartment No. 1124, together with the undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to all covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of SAND PEBBLE POINTE III, A Condominium, as recorded in Official Records Book 1409, Page 207 Page 3 through 249, and Amendment (adding Building 11 thereto) recorded in Official Records Book 1469, Pages 0861 through 0867; and a Plat thereof filed in Condominium Plat Book 1, Page 93, and Amended Plat recorded in Condominium Plat Book 2, Page 88; all of the Public Records of Pasco County, Florida Commonly known as: 4620 Bay Boulevard, #1124, Port Richey, Florida 34668

The sale will be held at 4620 Bay Boulevard, #1124, Port Richey, Florida 34668. The Secretary of Housing and Urban Development will bid \$is \$273,376.69 together with accrued interest from November 18, 2025 (subject to increases applicable under the Note), plus all costs of this foreclosure and plus costs of an owner's policy of title insurance or other sums which may be due.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have

been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD.

If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

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

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

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all

other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development. See details of your rights on the attached Notice.

Date: November 18, 2025
HUD Foreclosure Commissioner
Michael J Posner, Esquire
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
T:561.842.3000•F:561.842.3626
Direct: 561.594.1452
STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to, subscribed and acknowledged before me this 18 day of November 2025, by mean of physical presence, Michael J Posner, HUD Foreclosure Commissioner who is personally known to me.
Rocio Michelle Leiva
Commission # HH721083

FAIR DEBT PRACTICES ACT

NOTICE
Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt.

How can you dispute the debt?

Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct.

If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjosposner@lippes.com.

What else can you do?

Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information.

You may use the form below or write to us without the form. We accept such requests electronically via email at mjosposner@lippes.com.

Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.

Contact us about your payment options.

Póngase en contacto con nosotros para solicitar una copia de este formulario en español.

Nov. 28; Dec. 5, 12, 2025 25-02504P

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

2025CA002927CAAXES HANDCART & OVERPASS, LLC, a Florida limited liability company Plaintiff, v.

A.E. BURGIN; ROY H. LAIRD; VERABANK, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE U/W OF ANNIE LAIRD FBO THE ROY H. LAIRD MEMORIAL HOSPITAL FOUNDATION; C.J. DAVIDSON; W.J. WEAVER; ALDEN COFFEY; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; DR. J.F. MCVEIGH; THE BISHOP QUIN FOUNDATION, a Texas corporation; METHODIST CHILDREN'S HOME, successor to METHODIST HOME FOUNDATION, a Texas corporation; MEREKEN LAND AND PRODUCTION COMPANY, a Texas corporation, also known as MEREKEN LAND & PRODUCTION COMPANY, a Texas corporation, formerly known as CARTER FOUNDATION PRODUCTION COMPANY; JPMORGAN CHASE BANK, N.A. AS AGENT FOR SINGIN' HILLS MINERALS, LTD. UNDER AGREEMENT DATED 5/14/2008; and all

unknown persons, if alive and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above

Defendants, Defendants. TO: Defendants, A.E. BURGIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against A.E. BURGIN; ROY H. LAIRD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against C.J. DAVIDSON; W.J. WEAVER, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALDEN COFFEY; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; and DR. J.F. MCVEIGH, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against W.J. WEAVER; ALDEN COFFEY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. J.F. MCVEIGH (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE, and SHEADA MADANI, ESQUIRE of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com or sheadam@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, HANDCART & OVERPASS, LLC, a Florida limited liability company, on or before DECEMBER 29TH, 2025, 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 Verified Complaint for Partition of Mineral Interests.

EXHIBIT A

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

Lot 2, Neukom Subdivision, an unrecorded subdivision, being more particularly described as follows:

For a point of reference commence at the Northeast corner of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; thence South 00°10'15" West, along the East Boundary of the Northeast 1/4 of said Section 31, a distance of 669.38 feet to a point on the Southerly maintained right-of-way line of Fairview Heights Road; thence South 89°55'44" West, along said right-of-way line, a distance of 2624.89 feet to a point on the Easterly maintained right-of-way line of Handcart Road; thence South 00°11'37" West, along said right-of-way line, a distance of 320.59 feet for a Point of Beginning; thence continue South 00°11'37" West, along said right-of-way line a distance of 310.00 feet; thence South 89°55'59" East, a distance of 703.68 feet; thence North 00°11'35" East, a distance of 310.00 feet; thence North 89°55'59" West, a distance of 703.68 feet to the Point of Beginning. Subject to a perpetual right-of-way easement over and across the West 35.00 feet thereof.

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 Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

DATED THIS November 24, 2025

Nikki Alvarez-Sowles, Esquire, Clerk of the Circuit Court of

Pasco County

Deputy Clerk: Haley Joyner

JOHNSON POPE BOKOR RUPPEL & BURNS LLP

400 North Ashley Drive,

Suite 3100

Tampa, Florida 33602

Telephone: (813) 2250-2500

Primary: lenj@jpfirm.com

Secondary: sheadam@jpfirm.com

Attorneys for Plaintiff

www.jpfirm.com

Nov. 28; Dec. 5, 12, 19, 2025

25-02525P

FIRST INSERTION

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

Case No.:

512024CA001644CAAXES MASSEY PARTNERS, LTD., a Florida limited partnership Plaintiff, v.

JOHN K. KEYES; REUBEN BROOKS; MYER A. RABINOWITZ; B.L. WOOLLEY; G.L. GILBERT; D.C. LATIMER; TIP RAY; THE OHIO OIL COMPANY; R.J. FULLER; JOHN P. WEMPLE; DABNEY COMPANY, a partnership; DR. A.H. MCCOY; EMMETTE F. GATHRIGHT; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; MAURINE GENECOV MUNTZ; HAYWOOD HANNA, JR.; ROBERT S. DIX; MELBA R. DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; RUTH R.

STONE; GENEVIEVE E. CROOKS; PATRICIA LAWRENCE; PHILIP B. BERRY; RUTH FALK BERRY; ALYNE T. PATRICK; SOL BRONSTEIN; DAN MCKENZIE; WILLIAM L. BALDWIN; MARY L. ALBRIGHT; JONATHAN B. WEAVER; FRANCIS G. BALDWIN III; ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; WALLACE CHRISTENSEN; THE SATER FAMILY PARTNERSHIP, L.P., a Missouri limited partnership; NEW GENERATION PETROLEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY REVOCABLE TRUST; PHILIP B. BERRY MANAGEMENT TRUST A; PATRICIA ANN HARRISON; BETTY LEE SHORE; JANE FOSTER HENLEY; BLAIRBAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above

Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on November 20, 2025, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512024CA001644CAAXES, the undersigned Clerk will sell the subsurface oil, gas, hydrocarbon and other mineral rights, including royalties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

All of Sections 3 and 4, and the SE 1/4 of Section 5, all being in Township 24 South, Range 19 East, Pasco County, Florida.

at public sale, to the highest and best bidder for cash on January 15, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROP-

ERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Leonard H. Johnson, Esquire / FNB 319961

Sheada Madani, Esquire / FBN 10567

JOHNSON POPE BOKOR RUPPEL & BURNS LLP

400 North Ashley Drive, Suite 3100

Tampa, Florida 33602

Telephone: (813) 2250-2500

Primary: lenj@jpfirm.com

Secondary: sheadam@jpfirm.com

Attorneys for Plaintiff

www.jpfirm.com

Nov. 28; Dec. 5, 2025 25-02507P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 31.40 acres to serve the road projects/drainage systems project known as Kinfield Pond D Modification. The project is located in Pasco County, Section(s) 5,6,8,31,32, Township 25,24 South, Range 20 E. The permit applicant is SF LandCo Liquidating Company, LLC, 1414 W Swann Ave, Suite 100, Tampa, FL 33606. The Permit No. is 43041295.006.

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

NOTICE OF RIGHTS

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

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

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

November 28, 2025 25-02535P

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA001493CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BRADLEY T. RUPERT, DECEASED, et al., Defendants. TO: Unknown Personal Representative of the Estate of Bradley T. Rupert, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 2 of the Estate of Bradley T. Rupert, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 3 of the Estate of Bradley T. Rupert, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 4 of the Estate of Bradley T. Rupert, Deceased Last known address: Unknown Mitzi G. Doerr	3357 Grove Place Land O Lakes FL 34639 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: The West 131.02 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 26 South, Range 18 East, Pasco County, Florida, Less Road Right-Of-Way. Together With 1998 Admiral Mobile Home VIN # GMHGA1079819195A, GMHGA1079819195B & GMHGA1079819195C. 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 12/29/2025 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this November 19, 2025 (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Nov. 28; Dec. 5, 2025 25-02509P

FIRST INSERTION	
NOTICE OF REQUEST FOR QUALIFICATIONS MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT CONSTRUCTION MANAGER AT RISK SERVICES FOR DISTRICT IMPROVEMENT PROJECT Pasco County, Florida The Meadow Pointe II Community Development District ("District") is soliciting qualifications from companies ("Respondent(s)" or "Proposer(s)") interested in providing Construction Manager at Risk Services for the construction of various components of the District's Community Center and Maintenance Facility, which may include, but not be limited to: site work and construction of a community center building and maintenance facilities, along with appurtenant facilities, such as parking lots, sidewalks, pathways, and trails (collectively, "District Improvement Projects"). The District may, in its discretion, solicit proposals for phased portions of the District Improvement Project with a separate guaranteed maximum price ("GMP") for each portion, or one GMP for the whole District Improvement Project. The GMP(s) will be negotiated between the District and the successful Proposer at a later date. The firm selected to provide Construction Manager at Risk ("CMAR") services will provide support to the District related to design and preconstruction services and function as the General Contractor responsible for competitively bidding trade contracts, all scheduling and coordination of the Project, and the successful, timely, and economical completion of the District Improvement Projects, as more particularly described in the Request for Qualifications Package ("RFQ"). To be eligible to submit qualification documents ("Response" or "Proposal"), and in addition to any other requirements set forth in the RFQ, an interested firm must: (i) hold all required local, state and federal licenses in good standing, including certification or registration under Florida Statutes, Chapter 489, as a general contractor and, as may be applicable, underground contractor; (ii) be authorized to do business in Pasco County and the State of Florida; (iii) have adequate and available resources (including bonding capacity) to enter into a CMAR contract with a GMP in the range of \$1,000,000 to \$2,000,000 as evidenced by a letter of surety; and (iv) attend a mandatory Pre-Proposal Conference. Additionally, the District will consider whether the Proposer has provided and successfully completed collaborative delivery (design build, CMAR, progressive design build) projects of similar size, use and complexity within the past ten years as of the due date; provided, however, this criteria will be a factor in considering an award but will not prohibit a Respondent from submitting a Response. The RFQ will be available beginning on December 3, 2025. Please contact the District Manager, Jayna Cooper, at jayna.cooper@inframark.com for access instructions. Respondents must provide contact information in order to receive the RFQ. The District reserves the right in its sole discretion to make changes to the RFQ up to seventy-two (72) hours before the time of the opening, and will provide notice of such changes only to those Respondents who have downloaded an RFQ and to whom the District has provided contract information. There will be a mandatory pre-proposal meeting associated with this RFQ. All interested companies must attend the pre-proposal meeting. The meeting may be held in person or virtually. Those planning to attend by virtual means shall follow the instructions in the RFQ. The Pre-Proposal Conference will be held on December 9, 2025, at 11:00 a.m. EST at the District Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543 or by Teams Meeting, which link will be provided to those companies that downloaded an RFQ package. Each firm desiring to submit a response to the RFQ must submit an electronic copy of the firm's Response in PDF format on a flash drive, along with one hardcopy original, no later than January 9, 2026, at 12:00 P.M. EST at the following address: Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Attn: Jayna Cooper (813) 873-7300; Email: jayna.cooper@inframark.com ("Submission Location"). Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. 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 Manager at least three (3) business days before the meeting by contacting the District Manager's Office at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager. Responses will be evaluated in accordance with the evaluation methodology included in the RFQ and is a qualification-based selection as presented in the RFQ. The District reserves the right to reject any and all responses, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the District Improvement Projects in phases, through alternative procurement methods, waive minor or technical irregularities in any proposal, negotiate with one or more proposers, and cancel or reissue the RFQ, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Any protest of the specifications, terms, or conditions contained in the RFQ must be filed with the District Manager, Inframark LLC, at the following location: Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Attn: Jayna Cooper (813) 873-7300; Email: jayna.cooper@inframark.com ("District Manager's Office") within seventy-two (72) hours of download of the RFQ, together with a protest bond in a form acceptable to the District and in the amount of Twenty Thousand Dollars (\$20,000.00). Any protest of the District's intended decision or award must be filed within seventy-two (72) hours of the posting of the notice of intended decision or award. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest, with any remainder to be returned to the protestor. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request. The successful Respondent will be required upon the successful negotiation of a contract to furnish a payment and performance bond in the amount of one hundred percent (100%) of the contract price, as described in the contract documents and with a surety authorized to do business in Florida, rated A- or better by A.M. Best, and acceptable to the District, in accordance with Section 255.05, Florida Statutes. Any and all questions relative to this RFQ or the Project shall be directed in writing by e-mail only to Paul Palmer at ppalmer@reparch.com, Jerry Whited at jwhited@bdiengineers.com, and Jayna Cooper at jayna.cooper@inframark.com with e-mail copies to Jennifer Kilinski at jennifer@cdlawyers.com and Lindsay Moczynski at lindsay@cdlawyers.com. No phone inquiries please. District Manager Jayna Cooper November 28, 2025	

25-02537P

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CC003253CCAXWS Wells Fargo Bank, N.A. Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison a/k/a John William Aitchison a/k/a John W. Aitchison, Jr., Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s); et al. Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison, III a/k/a John William Aitchison III a/k/a John W. Aitchison, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 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 SIX HUNDRED SEVEN (607) OF FOREST HILLS, UNIT FOURTEEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. more commonly known as 5416 Casino Drive, Holiday, FL 34690-6629. 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 29TH, 2025 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

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002374CAAXWS METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. KEVIN LINDSAY, et al., Defendant. To: KEVIN LINDSAY 8200 EDMORE LN, HUDSON, FL 34667 HANNAH LINDSAY 8200 EDMORE LN, HUDSON, FL 34667 UNKNOWN TENANT IN POSSESSION 1 8200 EDMORE LN, HUDSON, FL 34667 UNKNOWN TENANT IN POSSESSION 2 8200 EDMORE LN, HUDSON, FL 34667 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-	ing the following real and personal property described as follows, to-wit: LOT 1790, BEACON WOODS VILLAGE 11-A, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before December 29th, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2025CA002596CAAXWS DIVISION: J2 Truist Bank Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy M. Konicki a/k/a Amy Margaret Konicki, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al. Defendant(s). TO: Unknown Spouse of Cynthia M. Napoli: 14 Hyde Street, Malden, MA 02148 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 619 Regency Park Unit Five, according to the Plat thereof, recorded in Plat Book 12, Page(s) 50 and 51, of the Public Records of Pasco County, Florida. more commonly known as 7414 Westcott Drive, Port Richey, FL 34668. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before DECEMBER 29TH, 2025 and file the original with the clerk of this Court either before with service on Plaintiffs 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

FIRST INSERTION	
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is hereby given that the Southwest Florida Water Management District has received request to withdraw the permit application number (924569) from River Landing SPE, LLC 787 7th Avenue, 50th Floor New York, NY 10019. Application received: 8/18/2025. Proposed activity: residential. Project name: River Landing Townhomes Turnlane. Project size: 0.25 acres Location: Section(s) 25, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The withdrawal is effective as of October 28, 2025. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. November 28, 2025	

25-02536P

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserververfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

11/28/2025, 11:17

OFFICIAL COURTHOUSE WEBSITES

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mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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

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

SUBSEQUENT INSERTIONS

--- SALES ---

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. 2025CA002573CAAXES Division J1 SAN ANTONIO CITIZENS FEDERAL CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF DARLENE FAITH BERRY A/K/A DARLENE F. BERRY A/K/A DARLENE BERRY, DECEASED, DEBRA SARANTOPOULOS, AS KNOWN HEIR OF DARLENE FAITH BERRY A/K/A DARLENE F. BERRY A/K/A DARLENE BERRY, DECEASED, et al., Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF DARLENE FAITH BERRY A/K/A DARLENE F. BERRY A/K/A DARLENE BERRY, DECEASED You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 103, TERRACE PARK, PLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 112 113, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1988 PALM HARBOR HOMES INC. MOBILE HOME, VIN(S) PH091805A AND PH0918505B	commonly known as 3819 KIM DR., WESLEY CHAPEL, FL 33543 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiffs attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/22/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711, e-mail: ada@pascoclerk.com Dated: November 13, 2025 CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. 38053 Live Oak Avenue Dade City, Florida 33523 Deputy Clerk: Shakira Ramirez Pagan Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 190850/2530653/MTS November 21, 28, 2025 25-02468P

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. 2024CA001800CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE SOUNDVIEW HOME LOAN TRUST 2005-1 A SSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID A. MILES, SR., DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 04, 2025, and entered in 2024CA001800CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE SOUNDVIEW HOME LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1 is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID A. MILES, SR., DECEASED; DEBRA A. MILES; HOPE DOCTER; MIDLAND FUNDING LLC; DAVID A. MILES, JR.; JESSICA SHACKELFORD; AMANDA WOOD 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 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 1, 2 AND 3, BLOCK 137, MOON LAKE ESTATES, UNIT 9, ACCORDING TO THE MAP OR	PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 101 AND 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1994 DOUBLEWIDE MOBILE HOME VIN # FLFLP70A21651CG / TITLE # 67076376 AND VIN # FLFLP70B21651CG / TITLE # 67076375. Property Address: 10403 LAKE 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 18 day of November, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-230962 - ERS November 21, 28, 2025 25-02497P

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA000523CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR ISV TRUST 1A Plaintiff(s), vs. DDH FUND LLC; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 5, 2025 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 18th day of December, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT B: NORTH 1,038.00 FEET OF THE WEST 419 FEET OF THE EAST 629.65 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. Property address: 20138 Bowman Road, 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. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-	CEEDING, 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. Respectfully submitted, /s/ Betsy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff 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. TDP File No. 24-013494-2 November 21, 28, 2025 25-02491P

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. 2023CA003513 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATO LAFAYETTE PATMON A/K/A CATO L. PATMON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 14, 2025, and entered in 2023CA003513 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATO LAFAYETTE PATMON A/K/A CATO L. PATMON, DECEASED; FLORIDA HOUSING FINANCE CORPORATION; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC.; WILLOW CREEK AT SEVEN OAKS ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KIMMETH PATMON, DECEASED; TYBERIA GREENE; STEPHANIE PATMON; SAM PATMON; ANGELA NICOLE PATMON; JUSTINE ROACHELLE PATMON; GRANT JAMAL PATMON 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 17, 2025, the following	described property as set forth in said Final Judgment, to wit: LOT 16, BLOCK 31, SEVEN OAKS PARCEL S-8A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3403 CHAPEL CREEK CIR, WESLEY CHAPEL, FL 33544 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 19 day of November, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-111501 - ERS November 21, 28, 2025 25-02499P

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2024-CA-2969 DKC LENDING LLC, a Florida limited liability company, Plaintiff, v. F1 MOTOR TRANSPORT, LLC, a Florida limited liability company; GOOD FLOOR LOANS LLC, a Texas limited liability company; ASLLAN ZENELAJ; BURIM SELMANI; DANIJELA TOPALOVIC; and UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Uniform Final Judgment of Foreclosure (Count I) dated July 14, 2025, and subsequently an Order Rescheduling Foreclosure Sale entered November 14, 2025, both of which were entered in Case No.: 24-CA-002969 of the Circuit Court in and for Pasco County, Florida, wherein F1 Motor Transport, LLC, Florida limited liability company, is the Defendant, the Clerk of the Circuit Court in and for Pasco County, Florida, will sell to the highest and best bidder for cash, on December 17, 2025 at 11:00 a.m., at the Clerk of the Circuit Court, online at www.pasco.realforeclose.com, the following described real property as set forth in the Final Judgment of Foreclosure: The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 26 South, Range 21 East, PASCO County, Florida, Subject to an easement for ingress and egress over and across the East 15 feet thereof. AND The North 67 feet of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 26 South, Range 21 East, PASCO County,	Florida, Subject to an easement for ingress and egress over and across the East 15 feet thereof. LESS the North 250.00 feet of the East 377.88 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 26 South, Range 21 East, PASCO County, Florida, Subject to an easement for ingress and egress over and across the East 15 feet thereof. Together with a 1987 Palm Trailers Doublewide mobile home under Identification Numbers PH09743A and PH09743B. Together with a 1994 Springer Mobile Home under Identification Numbers N86129A and N86129B. Property Address: 3307 Sandy Dr. Zephyrhills, Florida 33541. 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. Dated this 17th day of November 2025. /s/ Torrey C. Taylor Torrey C. Taylor Florida Bar No.: 100053 Michael J. Labbee Florida Bar No.: 106058 michael@phlfirm.com PHILLIPS, HAYDEN & LABBEE, LLP 150 2nd Avenue North, Suite 1510 St. Petersburg, FL 33701 Telephone: (727) 300-1399 Facsimile: (727) 300-1389 Counsel for Plaintiff November 21, 28, 2025 25-02490P

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. 2024CA002169CAAXES WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR F. KOPP, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2025, and entered in 2024CA002169CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW2 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 ARTHUR F. KOPP, DECEASED; PAUL THOMAS KOPP; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLAUDIA MARIE KOPP MCBEE A/K/A CLAUDIA MARIE MCBEE, DECEASED; ROBERT MCBEE; JASON MCBEE 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 15, 2025, the	following described property as set forth in said Final Judgment, to wit: LOT 342, BETMAR ACRES UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5509 JOYCE 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 19 day of November, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-112993 - MaM November 21, 28, 2025 25-02500P

SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA002548CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. ANTHONY SEOUD AND ALICE SEOUD AND JOSEPH SEOUD, et. al. Defendant(s), TO: ANTHONY SEOUD, UNKNOWN SPOUSE OF ANTHONY SEOUD, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1, BLOCK 25, SOUTH BRANCH PRESERVE PHASES	2B AND 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 80, PAGES 70 THROUGH 77 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before DECEMBER 22ND, 2025 /(30 days from Date of First Publication of this Notice) and
	file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)
	847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
	WITNESS my hand and the seal of this Court at Pasco County, Florida, this November 18, 2025 NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-306315 November 21, 28, 2025 25-02492P

--- SALES ---			
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. 2023-CA-003356 SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs. SANDRA BECK, UNKNOWN SPOUSE OF SANDRA BECK, SUNCOAST MEADOWS MASTER ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 16, 2025, 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 13, BLOCK 11 OF SUNCOAST MEADOWS – INCREMENT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 3407 CLOVER BLOSSOM, LAND O LAKES, FL 34638; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on December 16, 2025 at 11:00 A.M..			
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: November 13, 2025 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 246300/2321532/wll November 21, 28, 2025 25-02465P			
SECOND INSERTION			
NOTICE OF SCHEDULED ONLINE FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No: 25-CA-001249WS PROFOUND VISION LLC, a Florida Limited Liability Company; Plaintiff, vs. JOHANNA SCAGLIARINI aka JOHANNNA SCAGLIARINI aka JOHANNA HOLMSTRAND; and PASCO COUNTY; Defendants, NOTICE IS HEREBY given that pursuant to the final judgment of foreclosure, Nikki Alvarez-Sowles, the Clerk of Court for Pasco County will sell the property situated in Pasco County, Florida described as: Lot 24, Block 67, GRIFFIN PARK SUBDIVISION, CITY OF FIVAY, as recorded in Plat Book 2, Pages 78 and 78A, of the Public Records of Pasco County, Florida. Together with any and all fixtures and structures thereon. Parcel ID: 12-25-16-0090-06700-0240 The Clerk of the Court for Pasco County, Nikki Alvarez-Sowles, shall sell the subject property to the highest bidder for cash at public sale on December 4, 2025, at 11:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: www.pasco.realforeclose.com. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 14th day of November, 2025. Plaintiff's Attorney: /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 LCO Law LLC 2901 W. Busch Blvd Ste 805 Tampa, Florida 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com Secondary E-service: alexander.maldonado@lcolawfl.com L-3001 November 21, 28, 2025 25-02472P			
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. 2023CA003286CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2025, and entered in 2023CA003286CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ; NYDIA I. CRUZ HERNANDES A/K/A NYDIA IVELISSE CRUZ HERNANDES; DEERWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; VILLAGES AT RIVER RIDGE ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on December 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 6, DEERWOOD AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 138 THROUGH 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7856 EMPIRE COURT, 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 17 day of November, 2025. 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: fmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-106958 - MiM November 21, 28, 2025 25-02495P			
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. 2025CA001181CAAXES FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HERBERT ANDREWS, II A/K/A HERBERT L. ANDREWS, II, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2025CA001181CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Herbert Andrews, II a/k/a Herbert L. Andrews, II, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 4, Block 18, WESBRIDGE PHASE 4, according to the plat thereof, as recorded in Plat Book 83, Page(s) 69 through 74, 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. By: /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 23-07554FL November 21, 28, 2025 25-02501P			
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. 2024CA003261CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. CALI MARIE HELLMAN A/K/A CALI HELLMAN A/K/A CALI MARIE SHEPPARD, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 21, 2025 in Civil Case No. 2024CA003261CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Cali Marie Hellman a/k/a Cali Hellman a/k/a Cali Marie Sheppard, 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 10th day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 600, THE LAKES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 20 THROUGH 22,			
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. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-11046FL November 21, 28, 2025 25-02471P			
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. 2022CA000302CAAXES NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA M. DECKER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2025, and entered in 2022CA000302CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION 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 JULIA M. DECKER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; COLONY HILLS COMMUNITY ASSOCIATION, INC; FRANCIS CRIPE; JOSEPH LAMBRIGHT; KIMBERLY BLAIR; JESSICA ANDRE FITCH; MOLLY ANDRE 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 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 42, COLONY HILLS COMMUNITY, PHASE ONE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE(S) 137 AND 138,			
DA, IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 21 EAST. SUBJECT TO AN EASEMENT OVER AND ACROSS THE EAST 17.50 FEET, THE SOUTH 17.50 FEET AND THE NORTH 5.00 FEET. TOGETHER WITH A 1977 MOBILE HOME, ID #20620114AL AND 20620114BL. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: October 17, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52201 November 21, 28, 2025 25-02464P			
SECOND INSERTION			
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025-CC-02424 ABBOTT SQUARE COMMUNITY ASSOCIATION, INC, Plaintiff, v. DANA WHITE, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above captioned action, Pasco County Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell the property situated in Pasco County, Florida, described as: Lot 7 Block 14, ABBOTT SQUARE Phase 1B, according to Plat recorded in Plat Book 89, Page 57, as recorded in the public Records of Pasco County, Florida. at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 18th day of December, 2025.			
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 13 day of November 2025. FRISCIA & ROSS, P.A. Karan Khemlani, Esquire Florida Bar #1062463 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff November 21, 28, 2025 25-02470P			
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. 2024CA001929CAAXES PHH MORTGAGE CORPORATION, Plaintiff, vs. ALEXANDER VALEN A/K/A ALEX VALEN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2025, and entered in 2024CA001929CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and ALEXANDER VALEN A/K/A ALEX VALEN; SAMANTHA VALEN A/K/A SAMANTHA VALON; CYPRESS PRESERVE OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on December 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 40 BLOCK 1 AS SHOWN ON PLAT ENTITLED "CYPRESS PRESERVE PHASE 3A & 4A" AND RECORDED IN PLAT BOOK 86, PAGES 80 THRU 86 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10209 AGAVE CT, LAND O LAKES, FL 34638 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 17 day of November, 2025. 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: fmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-199571 - ErS November 21, 28, 2025 25-02496P			
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. 2022CA000302CAAXES NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA M. DECKER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2025, and entered in 2022CA000302CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION 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 JULIA M. DECKER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; COLONY HILLS COMMUNITY ASSOCIATION, INC; FRANCIS CRIPE; JOSEPH LAMBRIGHT; KIMBERLY BLAIR; JESSICA ANDRE FITCH; MOLLY ANDRE 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 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 42, COLONY HILLS COMMUNITY, PHASE ONE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE(S) 137 AND 138,			
OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1985 MOBILE HOME - VIN NUMBERS: ZZF1034A AND ZZF1034B Property Address: 35044 MC-CULLOUGH'S LEAP, ZEPHYRHILLS, FL 33541 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 18 day of November, 2025. 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: fmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-012050 - NaC November 21, 28, 2025 25-02494P			

ACTIONS / SALES / 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.: 2025CP000404CPAXES
IN RE: Estate of EDWARD JOE ELLER, a/k/a EDWARD J. ELLER, a/k/a EDWARD ELLER, Deceased.

The administration of the estate of EDWARD JOE ELLER, a/k/a EDWARD J. ELLER, a/k/a EDWARD ELLER, deceased, whose date of death was NOVEMBER 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative:
TERRY GOSSETT BORIACK
700 Island Retreat
Port Aransas, TX 78373
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 21, 28, 2025 25-02493P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-001756-WS
IN RE: ESTATE OF FRANCES R. ESPOSITO Deceased.

The administration of the estate of Frances R. Esposito, deceased, whose date of death was August 2, 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. 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 21, 2025.

Personal Representative:
Michael F. Hatler
48 Dover Milton Road
Oak Ridge, New Jersey 07438
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS & DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
November 21, 28, 2025 25-02474P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001741CPAXWS
IN RE: ESTATE OF CHRISTINE MARIE YOMER Deceased.

The administration of the estate of CHRISTINE MARIE YOMER, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO
1700 66th St. N., Ste 502
St. Petersburg, Florida 33710
Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO
Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmclaw.com
Secondary E-Mail:
denise@hbmclaw.com
November 21, 28, 2025 25-02473P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001799ES
IN RE: ESTATE OF JOSEPH KERR Deceased.

The administration of the estate of Joseph Kerr, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 21, 2025.

Personal Representative:
Constance Kerr Herren
153 Edgemoor Drive
Lexington, KY 40503
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: cserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
November 21, 28, 2025 25-02466P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
GENERAL JURISDICTION
DIVISION
CASE NO. 2024CA000858CAAXWS
SUN WEST MORTGAGE COMPANY, INC. Plaintiff, vs. ANTHONY L. GLASSER AKA ANTHONY LOUIS GLASSER, et. al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024CA000858CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, SUN WEST MORTGAGE COMPANY, INC., Plaintiff, and, ANTHONY L. GLASSER AKA ANTHONY LOUIS GLASSER, et. al., are Defendants, Clerk of Circuit Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com, on DECEMBER 8, 2025 at 11:00 AM, the following described property:

LOT 3, BLOCK 8, RICHEY LAKES UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 18th day of November, 2025.

GREENSPOON MARDER, LLP
100 W. Cypress Creek Road,
Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/ Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
23-000590-02
November 21, 28, 2025 25-02489P

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. 2025CA002327CAAXWS
CITIMORTGAGE, INC., Plaintiff, vs. PATRICIA ABBATIello, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DYLAN THOMAS ABBATIello, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2025, and entered in 2025CA002327CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CITIMORTGAGE, INC. is the Plaintiff and PATRICIA ABBATIello, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DYLAN THOMAS ABBATIello, DECEASED 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 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 78, COLONIAL MANOR UNIT TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 84, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5103 VALMOR DR, HOLIDAY, FL 34690
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 19 day of November, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-311927 - RaO
November 21, 28, 2025 25-02498P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024-CA-001854
SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOVINO RAFAEL CASTRO, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/10/2025, in Case No.: 2024-CA-001854 of the Circuit Court in and for Pasco County, Florida, wherein SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOVINO RAFAEL CASTRO, et al., is/are the Defendant(s). Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 1/6/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 3, Block 1, SILVERADO RANCH SUBDIVISION PHASES 2, 3 & 4, according to the plat as recorded in Plat Book 73, Pages 59 through 65, of the Public Records of Pasco County, Florida.

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

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

DATED: November 14, 2025

By: /s/ Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
November 21, 28, 2025 25-02488P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-002693
NATIONS LENDING CORPORATION, Plaintiff, v. DOUG JAYNES, et al., Defendants.
TO: Jodie B. Jaynes
4727 Steel Dust Lane
Lutz, FL 33559
Jodie B. Jaynes
1216 S. Missouri Ave., Unit 422
Clearwater, FL 33756
Jodie B. Jaynes
27541 Holiday Dr.
Dade City, FL 33525

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

The land referred to herein below is situated in the Count of Pasco, State of Florida, and is described as follows:

Lot 109, TAMPA DOWNS HEIGHTS UNIT III, according to the map or plot thereof, as the same is recorded in Plat Book 11, Page 28-30 inclusive, of the Public Records of Pasco County, Florida, and Parcel A, lying within the Northeast 1/4 of Section 14, Township 26 South, Range 19 East, Pasco County, Florida more particularly described as follows: Begin at the Northeast corner of said Lot 109, TAMPA DOWNS HEIGHTS UNIT III, then run West 143.97 feet to the Northwest corner of said Lot 109; thence run North 30.01 feet; thence East 147.72 feet to the West right-of-way line of Steel Duct Lane; thence run Southwesterly 30.24 feet along the arc of a curve whose radius is 511.22 feet (chord 30.24

feet, South 07 degrees 07 minutes 05 seconds West) to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE NOVEMBER 22, 2025

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 13, 2025

(SEAL)

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
November 21, 28, 2025 25-02469P

FOURTH INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CC005038CCAXES
NHC-FL104, LLC d/b/a Baker Acres RV Resort, Plaintiff, vs. CORY DERRICK BRAMLETT and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES Defendant(s).
TO: Cory Derrick Bramlett
1317 H HWY
Myrtle, Missouri 65778

YOU ARE NOTIFIED that a Declaratory Action as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

7915 Jeff Davis Drive Lot No. 253
Zephyrhills, Florida 33540
and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiffs attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON

OR BEFORE DECEMBER 8TH, 2025 WHICH IS WITHIN FOUR CONSECUTIVE WEEKS OF 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. If you fail to do so, a default may be entered against you for the relief demanded in the action.

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 Jury Administration at 7530 Little Road, New Port Richey, Florida 34656-0338; Telephone: 727-847-8044 within two (2) working days of the receipt of your summons; if you are hearing or voice impaired, call 1-800-955-8771.

Dated: November 4, 2025

Nikki Alvarez-Sowles,
Pasco County Clerk of Court
By: Haley Joyner
Deputy Clerk
November 7, 14, 21, 28, 2025 25-02405P

Effective Oct. 30, 2025,
Marcella Perez Jones, DO, will no longer be providing care at Optum.

Patients of Dr. Perez Jones may continue care at Optum – Zephyrhills.

Patients can obtain copies of their medical record by:

- Visiting wellmedhealthcare.com to send a request online
- Downloading the release form to print and fax back to 1-817-514-7879
- Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038

November 7, 14, 21, 28, 2025 25-02392P

Q&A

How much do legal notices cost?

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

NOV27-2025