

PASCO COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com , where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:00 AM
Sale to be held at www.storage treasures.com.
1120 - Hamlin, Aryn; 2116 - Gonzalez, Jose Rafael; 2200 - Saffold, Lena; 2210 - Corbett, John; 2226 - Bryan, De Andre; 2246 - Dey, Michael; 2248 - Dey, Michael; 2264 - Smith, Heather; 3129 - Stampoulis, Patricia; 3206 - Padilla, Barbara; 3235 - Stout, Stephanie; 5002 - Alson, Eric; 5141 - Nelson, Peter; 6003 - Bias, Ronald; 6015 - Gordon, Howard; 7000 - Oquendo, Charles
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:00 AM
Sale to be held at www.storage treasures.com.
01067 - Calvo, Kylie; 01072 - Rush, LaShawn; 01105 - carazo, Cameron; 01116 - Rhodes, Raby; 01122 - Oetker, Robert; 02007 - Mc Pherson Sharrock, Andrea; 02012 - Kennedy, Kendra; 020481 - Alexander, Christopher; 02054 - Velazquez, Victor; 02087 - Aguilera, Sapphire C; 02099 - House, Tionne; 02105 - Mendez, Dionne; 02115 - Bruce, Linda; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03169 - Kennedy, Charles; 03204 - Danko, Brittany; 03205 - Marotta, Leslie; 03210 - Cook, David Grant; 04078 - Cruz, Michelle; 04099 - Brunner, Matthew; 04151 - mcbride, Cindy; 04173 - Baio, Matthew; 04185 - Henderson, Kemuel; 04213 - Richards, Ahmad
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storage treasures.com.
133 - Beard, Justin; 156 - perrault, Katherine; 208 - Express Expediting Solutions Gomez, Jeremy; 284 - Mercado, Nelson; 304 - Valdez, Rito; 321 - ferris, Clayton; RV023 - Express Expediting Solutions Gomez, Jeremy
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storage treasures.com.
11037 - Singh, Tyriqq; 11077 - Elysee, Peterson; 11093 - Bell, Heather; 11182 - DANIELE, DONIMIC; 11195 - Abell, William; 11292 - Adolph, Elizabeth; 12085 - Torres, Tabitha; 12130 - Desoto, Arlette; 12157 - Morales, Jason; 12169 - Hess, Melinda; 12182 - Dufour, Shelby; 12211 - shaffer, Michaela; 12253 - Tennant, Spencer; 12266 - Malin, Mary; 13019 - pannone, jillian; 13029 - Heredia, Roberto; 13068 - adams, jay; 13110 - Dennison, April; 13121 - jackson, toby; 13186 - Staley, Andrew; 13217 - Gutierrez, Angela; 13250 - Hunsinger, Melanie; B131 - Daniele, Michael R; B163 - Scott, Danielle; C103 - Derosier, Amber; C104 - McKinnon, Kendra; C121 - Smoth, Rob; C135 - Moore, Kelly; C138 - Kinzie, Julie; C150 - Bellamy, Franzine; C157 - Batovsky, John; C209 - Ingle Miller, Dani; C217 - Santiago, Talisha; C236 - Ross, Devina; C237 - Richardson, Jennifer; C250 - Leddick, Leslie; C255 - Evans, Ronald; C366 - Johnson, Andrea; C400 - Surprenant, April; D136 - Bartlett, Kelly; D145 - Leathers, Dana; D219 - Walter, Amy; D274 - Rowles, Rebecca; D293 - Vazquez, Josue; D320 - Gresham, Amanda; D330 - Follone, Andrea
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storage treasures.com.
1343 - mcfarland, Alexander; 1356 - Barnes, Abigail; 1478 - swords, Andrea; 1704 - bell, brian; 1705 - bell, brian; 1912 - Cusack, James
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storage treasures.com.
A0031 - Levandowski, Kayla; C1028 - Townsend, Sharee; D0003 - Brianas, Penelope; E1147 - Charette, Jacqueline; E1168 - Whipkey, Heather; E1191 - Dey, Michael; E1192 - Dey, Mary; E1204 - Durham, Barry; E1217 - neuhardt, shaina; E1232 - osorno, Jonathan; E1246 - Scinicariello, James C; E2213 - Scinicariello, James C; E2228 - Toro, Ariana; E2247 - Johnston, Brianna; E2296 - Quintero, Enid; E2302 - Dudley, Antonio; E2325 - Geoghegan, Daniel; E2358 - Johnson, Melissa; E2359 - Jackson, Sarah Ross
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storage treasures.com.
0A148 - Grace, Iemari; 0A158 - Drinosky, Brooke; 0A160 - Popovich, George; 0A164 - Richards, Dory; 0A187 - Pietr, Jasmine Jade; 0A231 - Fausto, Edward; 0A233 - Fernandez, David; 0A246 - Evans, Andrew; 0B013 - Goodin, Nikko; 0B021 - coats, janie; 0B031 - diesing, Ashley; 0B032 - Alligood, Amy; 0B050 - Goodrich, Kaitlyn; 0B052 - coyne, Kathleen; 0B110 - Mccoy, Virginia; 0B131 - Mccarthy, Kate; 0C024 - Hernandez, Kristine; 0C032 - Sandvik, Mark; 0C044 - Nunez, Gabriele; 0C116 - Chapman, Lisa; 0C133 - Darling, Eric; 0D015 - ZALDIVAR, YINA; 0D024 - von burger, Robert; 0D029 - Ortiz, Jean; 0E005 - Kelly, Mary E; 0E029 - Holbrook, Danelle; 0E140 - Hill, Jakaila; 0E152 - smith, Tammy; 0E178 - Tuohy, Margaret; 0E226 - crow, Skylar; 0E241 - Richards, Dory
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storage treasures.com.
002 - Poe, James; 003 - Matazinski, Heather; 050 - Horn, Janice; 059 - Jones, James; 066 - HUERTAS, JANICE; 091 - Reapp, Luke; 152 - Duncan, Jessie; 162 - Robinson, Latoya; 168 - Boyington, Tiffanthea; 195 - Holt, Joseph; 197 - Kalland, Jordan; 231 - Dieuville, Dermionne; 232 - Blainey, FRank; 243 - Harvey, Brandon; 291 - Joiner, Terrence; 311 - Ashby, Terri; 312 - Ashby, Tatiyanna; 356 - Carlson, Laura; 373 - Quealy, Mike; 376B - Willis, Duncan; 381B - Evers, Justin; 405 - Mothers of Minors Inc Clark, Andrea; 423 - Cortez, Raul; 436 - Davis, Tiffany; 481 - Scydick, Terry; 484 - kelleher, brucene; 500 - Davis, Tiffany; 608 - Husejnovic, Salko
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
Sale to be held at www.storage treasures.com.
1057 - Houston, Jamel; 1076 - Foster, Daniel; 1236 - Thompson, Kristene; 2058 - Wilson, Zachary; 2137 - Rodriguez, Kelvin; 2142 - brush, Tiffany; 2152 - Alvarado, James; 2240 - Satak, Richard; 2267 - Goodman, dorothea; 3016 - Rains, Dawn; 3116 - Williams, Tim; 3122 - kimball, keith; 3177 - hartman, Russell; 3209 - COLEY, INTIMATE SHERMIRA; 3228 - Lets Beacon inc Langame, Wallace; 3239 - Caldwell, Andrew J; 3263 - Perry, Mike; 3299 - Swenton, Chris; 3334 - Langame, Wallace; 3345 - Keen, Dolores; RV22 - Celluzzi, Alexandra; RV36 - Kudrna, Joseph
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storage treasures.com.
1011 - Dovi, Lupe; 1059 - Lynn, Katey; 1113 - Aikens, Jeremy; 2027 - Johns, Kendra; 2089 - Twitty, Joshua; 2115 - Garcia, Russell; 2217 - Feeley, Cindy; 3046 - White, Timothy; 3056 - White, Elna; 3075 - White, Elna; 3091 - Gordon, Nicole; 3092 - Julian, Beau; 3114 - Erick, Melanie; 4037 - Clouse, Susan; 4040 - Collins, Pamela; 5003 - Sommerio, Mario; 5013 - Castillo, Karina
PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:15 PM
Sale to be held at www.storage treasures.com.
A017-18 - Chillura, Raymond; B009 - Bologna, April; B016-05 - Internal Medicine Clinic Osman, Ayman; H020 - Burke- Ducharme, Adriana; J012-13 - Dunn, Kimberly; J014-15 - Salone II, Philip; M016A - Mesick, Savea
PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:30 PM
Sale to be held at www.storage treasures.com.
0204 - carter, Kelly; 0216 - Quearry, Michael; 0229 - Gibson, Deborah; 0232 - Harvey, Mary; 0238 - Fischer, Maria; 0248 - Miller, Kimberly; 0506 - Brown, Brandon; 0508 - Almonte, Catherine; 0512 - Miller, Kimberly; 0519 - luter, carla; 0524 - Wohler, Christopher ; 1012 - Petruzzo, Michael; 2066 - Havenner, Reanna; 5030 - Ward, Monique; A058 - rogers, keith; A073 - Titus, Kaylee
PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 01:45 PM
Sale to be held at www.storage treasures.com.
0204 - Watson, Renee; 0512 - Allen, Chad; 0514 - Hopper, Jason; 0604 - Cabella, Lisa; 1105 - Harrison , David ; 1536 - Roche, Cynthia; 1543 - Shook, Maizy; 1709 - Mudry , Avelina ; 1714 - Hart, Rebecca; 1721 - Mitchell, Nathan; 1810 - Shook, Kimberly; 1905 - Hardy, Mercedes; 2012 - Woodrow, Carl; 2530 - Mcney, Stephen; 2554 - Oram, Tiffany
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
December 5, 12, 2025

FIRST INSERTION
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Bexley Community Development District will hold a meeting on December 17, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.
Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Lisa Castoria District Manager December 5, 2025
25-02562P

FIRST INSERTION
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 928966 from Shady Hills Self Storage in Spring Hill, Florida, in Pasco County. Property ID: 13-24-17-0030-00000-0430. Application received: October 31, 2025. Proposed activity: Self Storage Facility. Project name: Shady Hills – Self Storage Facility. Project size: 4.33 acres. Location: Section 13, Township 24 S, Range 17 E, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. 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.watmatters.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.watmatters.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.
December 5, 2025
25-02563P

FIRST INSERTION
NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors (“Board”) of the Estancia at Wiregrass Community Development District (“District”) will hold a Board of Supervisors meeting on Tuesday, December 16, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.
The meetings are 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 these meetings 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 https://estanciawiregrass added.com . This meeting may be continued to a date, time, and place to be specified on the record at the meeting.
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 rmcgrath@gms-tampa.com . Additionally, participants are strongly encouraged to submit questions and comments to the District Manager’s Office in advance to facilitate consideration of such questions and comments during the meetings.
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Richard McGrath, District Manager Governmental Management Services – Tampa, LLC December 5, 2025
25-02564P

FIRST INSERTION
NOTICE OF RESCHEDULED MEETING OF THE BOARD OF SUPERVISORS OF UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors (the “Board”) of the Union Park East Community Development District (the “District”) has rescheduled the monthly Board of Supervisors’ meeting currently scheduled for Wednesday, December 17, 2025, at 6:00 p.m. to Tuesday, December 16, 2025, to be held at 6:00 p.m. at the Fairfield Inn & Suites Tampa Wesley Chapel, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543. A copy of the agendas may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 (the “District Manager’s Office”).
In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District’s security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.
The meeting of the Board will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.
At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Heath Beckett District Manager December 5, 2025
25-02565P

FIRST INSERTION
NOTICE OF ADMINISTRATIVE COMPLAINT
To: ANTHONY SYMONETTE CASE: APD 25-045 LICENSE: 5716-6-GA
The Agency for Persons with Disabilities hereby gives notice of the issuance of an ADMINISTRATIVE COMPLAINT against WE CARE GROUP HOME, INC., seeking the entry of a Final Order imposing an administrative fine, suspension, revocation, nonrenewal of license, or any other sanction, corrective actions, restrictions, or conditions authorized by statute or rule. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by filing a written request for hearing with the APD Agency Clerk. You must file your request for hearing with the Agency Clerk by hand delivery, express delivery service, U.S. mail, facsimile transmission, or by email at the following address: Agency for Persons with Disabilities, Attention: Agency Clerk, 4030 Esplanade Way, Suite 335, Tallahassee, FL 32399; e-mail: APD.AgencyClerk@APDcares.org; fax: (850) 410-0665. If the Agency Clerk does not receive a request for hearing by 21 days from the date of the last publication, you waive the right to a hearing, and the Agency will issue a default Final Order.
Dec. 5, 12, 19, 26, 2025
25-02557P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on December 30, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line December 12, 2025, at 6:00am and ending December 30, 2025, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods..

Name	Unit
Kimberly A. Hramika	024
Vicki L. McMahan	B018
Frank M. Perna II	B061
Susan Romain	A010
Braden Schrecengost	I204
Joseph Smith	B059
Walter R. Thompson	B050
December 5, 12, 2025	25-02559P

FICTITIOUS NAME NOTICE
Notice is hereby given that Michael Harris, desiring to engage in business under the fictitious name of Harris Consulting located at 29432 Forest Glen Drive, Wesley Chapel, FL 33543 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 5, 2025
25-02566P

FIRST INSERTION
NOTICE OF PUBLIC SALE
U-Stor Ridge Rd, United of Pasco Self Storage, and U-Stor Zephyrhills
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on December 20, 2025, at the times and locations listed below.
Units contain general household goods unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.
U-STOR RIDGE RD
Start: December 20, 2025 05:00 AM EST
End: December 29, 2025 5:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
E95 Lathena Cox
E65 Jason Rose
UNITED OF PASCO SELF STORAGE
Start: December 20, 2025 05:00 AM EST
End: December 29, 2025 5:00 PM EST
Location: 11214 US Hwy 19 North, Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
F1 Kristin Amato
B480-481 Jessica Manely
I1AC Lindsey Moran
B58 Zorrie Sanders
U-STOR ZEPHYRHILLS
Start: December 20, 2025 05:00 AM EST
End: December 29, 2025 5:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
C76 Martin Asua
F1 Kenny Bell
G86AC Shantavia Dovale
D42AC Micaela Hernandez
C40 Dannielle Keenan
D63AC Lynn Mahon
E25 Lynn Mahon
H4 Lynn Mahon
F6 Christina Lee Parker
R0003 Jose Rivera Rosario
D1 Lee Torie
B33 Kevin Williams
December 5, 12, 2025
25-02561P

PUBLIC NOTICES

FIRST INSERTION			
BEFORE THE PUBLIC SERVICE COMMISSION INITIAL CUSTOMER NOTICE TO THE CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY AND ALL OTHER INTERESTED PERSONS RE: DOCKET NO. 20250137-SU APPLICATION FOR A LIMITED PROCEEDING RATE INCREASE IN PASCO COUNTY BY SUNSHINE WATER SERVICES COMPANY Issued: December 1, 2025		Charge per 1,000 gallons 16,000 Gallon Cap Residential Service (RS3) Flat Rate Residential Service (RS4) – Mid-County/Tierra Verde Flat Rate (Bi-Monthly) General Service (GS1) 5/8" x 3/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10" Charge per 1,000 gallons General Service (GS2) (Mid County and Tierra Verde) Bi Monthly 5/8" x 3/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10" Charge per 1,000 gallons General Service (GS3) Flat Rate General Service (GS 4) – (Cross Creek HOA) Flat Rate – (905 ERCs) Residential Reuse Service (RRS1) All Meter Sizes Gallonage Charge per 1,000 gallons Bulk Service (BS1) – (DeAnn Estates) All Meter Sizes - (58 ERCs) Gallonage Charge per 1,000 gallons This notice was prepared by the Utility and approved by Commission staff for distribution by the Utility to its customers. If you have any questions, please call the Utility's office at 866-842-8432. December 5, 2025	
		\$6.48	\$7.34
		\$73.19	\$82.93
		\$146.07	\$165.51
		\$40.59	\$45.99
		\$60.89	\$68.99
		\$101.48	\$114.99
		\$202.95	\$229.96
		\$324.72	\$367.94
		\$649.44	\$735.88
		\$1,014.75	\$1,149.81
		\$2,029.50	\$2,299.61
		\$3,247.20	\$3,679.38
		\$5,885.55	\$6,668.88
		\$7.79	\$8.83
		\$81.38	\$92.21
		\$122.07	\$138.32
		\$203.45	\$230.53
		\$406.90	\$461.06
		\$651.04	\$737.69
		\$1,302.08	\$1,475.38
		\$2,034.50	\$2,305.28
		\$4,069.00	\$4,610.56
		\$6,510.40	\$7,376.89
		\$11,800.10	\$13,370.62
		\$7.79	\$8.83
		\$73.19	\$82.93
		\$66,236.95	\$75,052.67
		\$11.84	\$13.42
		\$2.23	\$2.53
		\$2,354.22	\$2,667.55
		\$6.48	\$7.34

FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION CASE NO: 2025CP001080CPAXWS DIVISION: I IN RE: ESTATE OF STEVE P. CONWAY aka STEVE PATRICK CONWAY aka STEVE CONWAY, Deceased.			
The administration of the estate of STEVE P. CONWAY aka STEVE PATRICK CONWAY aka STEVE CONWAY, "the decedent", whose date of death was April 21, 2025, is pending in the Circuit Court for County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.			
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.			
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,			
applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.			
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 December 5, 2025.			
Personal Representative: Christine Wiss and Matthew Wiss, 1617 Lady Fern Trail, Deland, FL 32720 Personal Representative			
Attorney for Personal Representative: /s/ Sherrille D. Akin Sherrille D. Akin (Fla. Bar No. 826812) Akin Law P.A. 600 W. New York Avenue Deland, Florida 32720 Tel: (386) 738-5599 Primary Email: sakin@akin-law.com Secondary Email: service@akin-law.com Alternate Email: service2@akin-law.com Attorney for Personal Representative December 5, 12, 2025 25-02538P			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2024-CA-000171 FREEDOM MORTGAGE CORPORATION, Plaintiff, VS. HILDEGARD DAVIDSON, et al. Defendants.			
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on October 27, 2025, in Case No. 2024-CA-000171, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JOSEPH E. MILLER, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN SPOUSE OF HILDEGARD DAVIDSON, UNKNOWN SPOUSE OF JOSEPH E. MILLER, are Defendants, the Office			
of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 5th day of January 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:			
LOT 1723, THE HIGHLANDS, UNIT 9, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE NORTH 89 DEG. 50' 23" EAST, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 1, A DISTANCE OF 556.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 50' 23" EAST, A DISTANCE OF 340.00 FEET;			
THENCE NORTH 01 DEG. 32' 17" WEST, A DISTANCE OF 215.35 FEET TO THE INTERSECTION OF A CURVE HAVING A CENTRAL ANGLE OF 31 DEG. 28' 23"; RADIUS OF 60 FEET; TANGENT DISTANCE OF 16.91 FEET; CHORD BEARING AND DISTANCE OF NORTH 68 DEG. 44' 11" WEST, 32.55 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.96 FEET; THENCE SOUTH 66 DEG. 49' 22" WEST, A DISTANCE OF 330.56 FEET; THENCE SOUTH, A DISTANCE OF 97.92 FEET TO THE POINT OF BEGINNING.			
TOGETHER WITH A 1986 DOUBLE-WIDE MOBILE HOME AFFIXED TO THE REAL PROPERTY, IDENTIFIED BY VIN NUMBERS FLFL2AF483207812 & FL-FL2BF483207812, AND TITLE NUMBERS 44051976 &			
44051988.			
Also known as 18021 APPLE-JACK CT, SPRING HILL, FL 34610 (the "Property").			
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.			
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.			
Dated this 27th day of October 2025.			
Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq, Bar No: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, E-mail: pleadings@sokrem.com, Counsel for Plaintiff December 5, 12, 2025 25-02553P			

FIRST INSERTION	
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on December 30, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line December 12, 2025, at 6:00am and ending December 30, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.	
Name	Unit
James C. Ingles JR.	200
John D. Molnar	7
December 5, 12, 2025	25-02560P

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-1831-W5 IN RE: ESTATE OF PAULINE FAY HELMS a/k/a PAULINE F. HELMS Deceased.	

The administration of the estate of Pauline Fay Helms a/k/a Pauline F. Helms, deceased, whose date of death was August 14, 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 December 5, 2025.	
Personal Representative: Sherry J. Penoff	
2481 North Oakmont Drive Flagstaff, Arizona 86004	
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@flprobatestrustlaw.com Secondary-E-Mail: stacey@flprobatestrustlaw.com December 5, 12, 2025 25-02543P	

--- ESTATE ---	
FIRST INSERTION	
NOTICE TO CREDITORS (Trust Administration) IN RE: THE ESTATE OF CHARLES ARTHUR HOGAN a/k/a CHARLES A. HOGAN Deceased.	
CHARLES ARTHUR HOGAN a/k/a CHARLES A. HOGAN, a resident of Pasco County, Florida, who died on March 17, 2025, was the grantor of a trust entitled the Amended & Restated Charles A. Hogan Family Revocable Inter Vivos Trust u/a/d January 16, 2018, which is a trust described in Fla. Stat. Section 733.707(3) of the Florida Probate Code and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.	
The names and addresses of the Trustee and the Attorney for the Trustee 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 served must serve the Trustee and Attorney for the Trustee with a Statement of Claim WITHIN THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and persons having claims or demands against the estate of the decedent must serve the Trustee and Attorney for the Trustee with a Statement of Claim WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM SERVED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of the first publication of this notice is December 5, 2025.	
/s/ Shawn R. Hogan SHAWN R. HOGAN , Trustee	
26 Warren Avenue Amesbury, MA 01913	
Jarrod D. Prater, Esq. Florida Bar No.: 1008355 THE HOGAN LAW FIRM, LLC Attorney for Trustee Post Office Box 485 Brooksville, FL 34605-0485 Telephone: (352) 799-8423 pleadings@hoganlawfirm.com December 5, 12, 2025 25-02539P	

FIRST INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001819 IN RE: ESTATE OF CARLTON LEONARD KING, JR. Deceased.	
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:	
You are hereby notified that an Order of Summary Administration has been entered in the estate of Carlton Leonard King, Jr., deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was August 22, 2025; that the total value of the estate is \$13,046.76 and that the names and addresses of those to whom it has been assigned by such order are:	
NAME ADDRESS Janet C. King 4810 Sandpointe Drive New Port Richey, FL 34655	
ALL INTERESTED PERSONS ARE NOTIFIED THAT:	
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is December 5, 2025.	
Person Giving Notice: Janet C. King	
4810 Sandpointe Drive New Port Richey, FL 34655	
Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 December 5, 12, 2025 25-02542P	



--- ESTATE ---

--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001908 IN RE: ESTATE OF JOSE BURGOS, Deceased. The administration of the estate of JOSE BURGOS, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: December 5, 2025. JOANN LESPIER-BURGOS Personal Representative 13077 Conquistador Loop Spring Hill, FL 34610 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com December 5, 12, 202525-02541P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.2025-CP-001896 IN RE: ESTATE OF WILLIAM JOHN WESTERVELD Deceased. The administration of the estate of William John Westerveld, deceased, whose date of death was October 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 December 5, 2025. Personal Representative: Isaac R. Stuiso 2723 Brattle Lane Clearwater, Florida 33761 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 December 5, 12, 202525-02543P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1903 IN RE: ESTATE OF OLIVER FRY JR. AKA OLIVER QUENTINE FRY JR. Deceased. The administration of the estate of Oliver Fry Jr. aka Oliver Quentine Fry Jr., deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 December 5, 2025. Myria Jean Fry Personal Representative 5513 Angel Fish Court New Port Richey, FL 34652 Rebecca C. Bell Attorney for Personal Representative Email Addresses: rebecca@delzercoulter.com Florida Bar No. 0223440 7920 US-19 Highway Port Richey, FL 34668 (address) Telephone: (727) 848-3404 December 5, 12, 202525-02569P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001864CPAXWS Division Probate IN RE: ESTATE OF JENNIE AMBROSIO, Deceased. The administration of the estate of Jennie Ambrosio, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 5, 2025. Personal Representative: Betty Ann McVey McGonigle 10953 May Apple Ct. Land O' Lakes, FL 34638 Attorney for Personal Representative: John W. Hudzietz II, Esq. E-Mail Addresses: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz & Mancini, P.A. 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 December 5, 12, 202525-02540P

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2018CA000597 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2, Plaintiff, v. CHRISTOPHER J CHESNEY, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 7, 2024, and an Amended Uniform Final Judgment of Mortgage Foreclosure dated November 21, 2025, issued in and for Pasco County, Florida, in Case No. 2018CA000597, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2 is the Plaintiff, and CHRISTOPHER J CHESNEY, UNKNOWN SPOUSE OF CHRISTOPHER J. CHESNEY and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A CLAIRE VEGA are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 08, 2026, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: LOT 756, ALOHA GARDENS, UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, AS

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2018CA000597 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2, Plaintiff, v. CHRISTOPHER J CHESNEY, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 7, 2024, and an Amended Uniform Final Judgment of Mortgage Foreclosure dated November 21, 2025, issued in and for Pasco County, Florida, in Case No. 2018CA000597, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2 is the Plaintiff, and CHRISTOPHER J CHESNEY, UNKNOWN SPOUSE OF CHRISTOPHER J. CHESNEY and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A CLAIRE VEGA are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 08, 2026, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: LOT 756, ALOHA GARDENS, UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, AS	RECORDED IN PLAT BOOK 10, PAGES 132, 133 AND 134, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3303 Eisenhower Drive, Holiday, FL 34691 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 26th day of November 2025. Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com December 5, 12, 202525-02549P

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2019CA003036CAAXWS Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT4, Asset Backed Pass- Through Certificates, Series 2005-OPT4, Plaintiff, vs. Maurice Michael Mercier a/k/a Maurice M. Mercier, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA003036CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT4, Asset Backed Pass-Through Certificates, Series 2005-OPT4 is the Plaintiff and Maurice Michael Mercier a/k/a Maurice M. Mercier; Charlene Lynn Mercier a/k/a Charlene L. Mercier a/k/a Charlene Lynn Alford Mercier; Regions Bank; United States of America, Department of the Treasury - Internal Revenue Service; Sand Pebble Pointe Master Association, Inc.; Harborpointe Homeowners' Association, Inc.; Harborpointe Marina Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 26, HARBOR ISLES, AC-

FIRST INSERTION
CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 35 AND 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 30-25-16-0010-00000-0260 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated This Dated this 25th day of November, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File #19-F01054 December 5, 12, 202525-02548P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH WDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CA001347CAAXES CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. QUINTIN PETERS; UNKNOWN SPOUSE OF QUINTIN PETERS; ALEXIS DANIELLE YARBROUGH; UNKNOWN SPOUSE OF ALEXIS DANIELLE YARBROUGH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALEXIS DANIELLE YARBROUGH (LAST KNOWN ADDRESS) 7611 EMBASSY BOULEY ARD PORT RICHEY, FLORIDA 34668 UNKNOWN SPOUSE OF ALEXIS DANIELLE YARBROUGH (LAST KNOWN ADDRESS) 7611 EMBASSY BOULEY ARD PORT RICHEY, FLORIDA 34668 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 2305, REGENCY PARK, UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 7 THROUGH 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 7611 EMBASSY BOULEVARD, PORT RICHEY, FLORIDA 34668 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D- 220, Sunrise, FLORIDA

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023-CA-003823 PRIMARY RESIDENTIAL MORTGAGE INC., Plaintiff, v. MIGUEL A. VEGA, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on January 14, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit: Lot 465, REGENCY PARK UNIT ONE, according to the plat thereof as recorded in Plat Book 11, Pages 58 and 59, of the Public Records of Pasco County, Florida. Property Address: 10105 Vineyard Lane, Port Richey, FL 34668 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA000994CAAXES Freedom Mortgage Corporation, Plaintiff, vs. Sabongkot Kaeroonprapai Williams, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000994CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Sabongkot Kaeroonprapai Williams; Unknown Spouse of Sabongkot Kaeroonprapai Williams; Foundation Finance Company LLC; Charlotte Elizabeth Williams are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 6th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK 3, ABBOTT SQUARE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID:

33323 on or before JANUARY 5TH, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court this November 26, 2025 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 24-01139 NML December 5, 12, 202525-02550P
--

PUBLISH
YOUR
LEGAL NOTICE



Call 941-906-9386
and select the appropriate
County name from the
menu option

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2022CA002341CAAXWS
DIVISION: J2
Truist Bank, formerly known as
Branch Banking and Trust Company
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Jeanette M. Gillooley
a/k/a Jeannette Hicks, Deceased,
and All Other Persons Claiming by
and Through, Under, Against The
Named Defendant (s); Unknown
Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Jeanine Marie Turner
f/k/a Jeanine Feret, Deceased, and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant (s); Deirdre Ann Dawood
f/k/a Deirdre Ann Mosichuk f/k/a
Deirdre Ann Feret; Stanley Feret,
Jr. a/k/a Stanley Feret; Unknown
Spouse of Deirdre Ann Dawood
f/k/a Deirdre Ann Mosichuk f/k/a
Deirdre Ann Feret; Unknown Spouse
of Stanley Feret, Jr. a/k/a Stanley
Feret; Ryan Hexter; Cathleen Mary
Hexter; Clerk of Circuit Court of
Pasco County, Florida; State of
Florida; Pasco County, Florida
Acting Through the Board of County
Commissioners; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure
sale or Final Judgment, entered in Civil
Case No. 2022CA002341CAAXWS of
the Circuit Court of the 6th Judicial
Circuit in and for Pasco County, Florida,
wherein Truist Bank, formerly known as
Branch Banking and Trust Company,
Plaintiff and Unknown Heirs, Devisees,

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA003579CAAXES
DIVISION:
Nikki Alvarez-Sowles, as Pasco
County Clerk & Comptroller,
Plaintiff, vs.
Sierra Surplus Recovery, LLC,
Alphonsamma Varghese, and All
Unknown Spouses, Heirs, Creditors,
Devisees, Grantees, Beneficiaries,
Lienors, Assignees, Trustees and All
Other Parties Claiming an Interest
By, Through, Under or Against the
Estate of Shirley F. Ringuette,
Defendants.
TO: Estate of Shirley F. Ringuette
12025 Burton Street
New Port Richey, Florida 34654
YOU ARE NOTIFIED that a Com-
plaint has been filed in this court. You
are required to serve a copy of your
written defenses, if any, on petitioner's
attorney, whose name and address
are: Nancy McClain Alfonso, Esquire,
37908 Church Avenue, Dade City, FL
33525 on or before JANUARY 5TH,
2026, and to file the original of the
written defenses with the clerk of this
court either before service or immedi-
ately thereafter. Failure to serve and file
written defenses as required may result
in a judgment or order for the relief de-
manded, without further notice.
Signed on this November 26, 2025.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
December 5, 12, 19, 26, 2025
25-02546P

OFFICIAL
COURTHOUSE
WEBSITES

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

FIRST INSERTION

Grantees, Assignees, Creditors, Lienors,
and Trustees of Jeanette M. Gillooley
a/k/a Jeannette Hicks, Deceased, and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant (s) are defendant(s), I, Clerk
of Court, Nikki Alvarez-Sowles, Esq.,
will sell to the highest and best bidder
for cash IN AN ONLINE SALE AC-
CESSED THROUGH THE CLERK'S
WEBSITE AT WWW.PASCO.
REALFORECLOSE.COM, AT 11:00
A.M. on January 8, 2026, the following
described property as set forth in said
Final Judgment, to-wit:
TRACT 843 OF THE UNRE-
CORDED PLAT OF PARKWOOD
ACRES, UNIT FIVE BEING
FURTHER DESCRIBED AS FOL-
LOWS: COMMENCING AT THE
NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 25 SOUTH, RANGE
16 EAST, PASCO COUNTY,
FLORIDA, GO THENCE NORTH
89°02'55" WEST, ALONG THE
NORTH LINE OF SAID SOUTH-
EAST 1/4, A DISTANCE OF
849.99 FEET; THENCE SOUTH
00°51'07" WEST, A DISTANCE OF
1964.28 FEET; THENCE SOUTH
57°01'15" WEST, A DISTANCE
OF 344.09 FEET TO THE PC OF
A CURVE HAVING A CENTRAL
ANGLE OF 29°15'38", A RADIUS
OF 775.00 FEET; A TANGENT
DISTANCE OF 202.31 FEET, A
CHORD BEARING AND DIS-
TANCE OF SOUTH 42°23'26"
WEST, 391.50 FEET; THENCE
ALONG THE ARC OF SAID
CURVE A DISTANCE OF 395.79
FEET TO THE POINT OF BEGIN-
NING AND THE PC OF A CURVE
HAVING A CENTRAL ANGLE OF
09°14'39", A RADIUS OF 775.00
FEET, A TANGENT DISTANCE
OF 62.66 FEET, A CHORD BEAR-
ING AND DISTANCE OF SOUTH
23°08'17" WEST, 124.90 FEET;
THENCE ALONG THE ARC OF
SAID CURVE A DISTANCE OF
125.04 FEET; THENCE NORTH
73°25'42" WEST, A DISTANCE
OF 200.00 FEET TO THE PC
OF A CURVE HAVING A CEN-
TRAL ANGLE OF 09°39'15", A
RADIUS OF 975.00 FEET, A
TANGENT DISTANCE OF 82.34
FEET, A CHORD BEARING
AND DISTANCE OF NORTH
23°08'17" EAST, 164.09 FEET;
THENCE ALONG THE ARC OF
SAID CURVE A DISTANCE OF
164.28 FEET; THENCE SOUTH
62°14'23" EAST, A DISTANCE OF
200.00 FEET TO THE POINT OF
BEGINNING.
TOGETHER WITH THAT
CERTAIN MANUFACTURED
HOME, YEAR: 1997, MAKE:
HOMES OF MERIT/MERITT
LIVESTOCK TRAILER, VIN#: FLHMLCB118515353A AND
VIN#: FLHMLCB118515353B.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF THE
DATE OF THE LIS PENDENS MUST
FILE A CLAIM NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain assis-
tance. 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 re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
22-326874 FCO1 SUT
December 5, 12, 2025 25-02552P

FIRST INSERTION

LOT 111, BEACON WOODS
EAST, SANDPIPER VILLAGE,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 16, PAGES 67
THROUGH 71, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
a/k/a 8801 SEELEY LANE,,
HUDSON, FLORIDA 34667
has been filed against you and you are
required to serve a copy of your writen
defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Ave-
nue, Suite D- 220, Sunrise, FLORIDA
33323 on or before JANUARY 5, 2026,
a date which is within thirty (30) days
after the first publication of this Notice
in the BUSINESS OBSERVER and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.
This notice is provided pursuant to
Administrative Order 2010-045 PA/PI-
CIR "If you are a person with disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you the pro-
vision of certain assistance. Please con-
tact Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) for proceedings in New
Port Richey; (352) 521-4274, ext. 8110
(V) for proceedings in Dade City at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711."
WITNESS my hand and the seal of
this Court this 2 day of December, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 2540946CMS
December 5, 12, 2025 25-02551P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2025CA001703CAAXES
TD BANK, N.A., a national banking
association,
Plaintiff, vs.
ASHISH BHUPENDRA
BRAHMBHATT; BHUPENDRA
BRAHMBHATT; UNKNOWN
SPOUSE OF ASHISH BHUPEN-
DRA, IF ANY, UNKNOWN SPOUSE
OF BHUPENDRA BRAHMBHATT,
IF ANY; TENANT #1; and
UNKNOWN TENANT(S) IN
POSSESSION, IF ANY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Uniform Final Judgment of
Foreclosure dated November 25, 2025,
in Case No. 2025CA001703CAAXES of
the Circuit Court of the Sixth Judicial
Circuit in and for Pasco County, Florida
wherein TD Bank, N.A., is Plaintiff,
and Ashish Bhupendra, et al., are
Defendants. The Clerk of this Court
shall sell to the highest and best bidder
for cash at www.pasco.realforeclose.
com beginning at 11:00 a.m. Eastern
Time on January 26, 2026, the
following described properties as set
forth in said Uniform Final Judgment
of Foreclosure, to wit:
LOT 12, BLOCK 46, MYRTLE
GROVE FIRST ADDITION,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 57, AT PAGES
2 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY,
FLORIDA.
PARCEL IDENTIFICATION
NUMBER: 34-2109-009-6120
Property address: 23974 Ter-
racina Court, Land O Lakes, FL
34663
IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A RIGHT
TO FUNDS REMAINING AFTER
THE SALE, YOU MUST FILE A
CLAIM WITH THE CLERK NO LAT-
ER THAN THE DATE THAT THE
CLERK REPORTS FUNDS AS UN-
CLAIMED.
IF YOU FAIL TO FILE A CLAIM,
YOU WILL NOT BE ENTITLED TO
ANY REMAINING FUNDS.
DATED this 26th day of November
2025.
DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, NA
By: /s/ Danielle Rundlett Burns
Danielle Rundlett, Esq.
Florida Bar No.: 722561
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 516-6303
Email: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
December 5, 12, 2025 25-02556P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
Case No.: 2025CA002108
TRIUMPH ROOFING
CORPORATION, a Florida for profit
corporation,
Plaintiff, v.
ROSE TRAIL LLC,
Defendant.
NOTICE IS HEREBY GIVEN
pursuant to the Amended Final
Default Judgment of Foreclosure dated
November 21, 2025, and entered in
Case No. 2025CA002108 of the Circuit
Court of the Sixth Judicial Circuit
in and for Pasco County, Florida,
wherein TRIUMPH ROOFING
CORPORATION is the Plaintiff, and
ROSE TRAIL LLC is the Defendant,
the Clerk of Court will sell to the highest
and best bidder for cash at 11:00
AM on the 6th day of January, 2026,
via online auction at https://www.
pasco.realforeclose.com, the following
described property as set forth in said
Final Judgment, to wit:
Property Address: 3455 OVER-
LAND DRIVE, HOLIDAY, FL
34691
Legal Description: BEACON
SQUARE UNIT 22 PG 11 PGS
139-140 LOT 2824 OR 9142 PG
704
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 pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement 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: December 2, 2025.
Attorney for Plaintiff:
Joseph F. Southron, Esq.
SOUTHRON FIRM, P.A.
400 N. Ashley Drive, Suite 1720
Tampa, Florida 33602
Telephone: (813) 773-5105
Fax: (813) 773-5105
December 5, 12, 2025 25-02568P

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA002783CAAXWS
CITY OF NEW PORT RICHEY,
Plaintiff, v.
EUELL HENSON, THE
UNKNOWN HEIRS, GRANTEES,
BENEFICIARIES, PERSONAL
REPRESENTATIVES, DEVISEES,
AND CREDITORS OF HELEN
MACDOUGALL, ROBERT L.
TAYOR,
Defendant(s),
TO: THE UNKNOWN HEIRS,
GRANTEES, BENEFICIARIES, PER-
SONAL REPRESENTATIVES, DEVI-
SEES, AND CREDITORS OF HELEN
MACDOUGALL
Whose residence is unknown, and all
parties having or claiming to have any
right, title or interest in the
property described in the mortgage be-
ing foreclosed here.
You are hereby notified of the insti-
tution of this action by the Plaintiff
against the Defendants, involving the
following described property in Pinellas
County, Florida, to-wit:
Lots 73 and 74, TOWN AND
COUNTRY VILLAS, as shown on
plat as recorded in Plat Book 6,
Page 9, of the Public Records of
Pasco County, Florida.
Address: 5644 Leisure Lane, New
Port Richey, FL 34652
Parcel Number:
08-26-16-0180-00000-0730
has been filed against you and you are
required to serve a copy of your written
defenses, if any, on plaintiffs attorney,

SAVE
TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

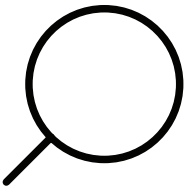


Citizens continue to learn about vital civic matters from newspaper notices.

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

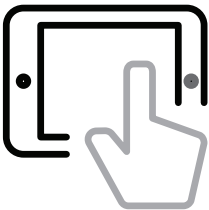
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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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

--- ACTIONS / SALES ---

SECOND 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, Grant-
ees, 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, Un-
der, Against The Named Defendant(s):
Residence unknown, if living, includ-
ing 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, credi-
tors, 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 afore-
mentioned unknown Defendants and
such of the aforementioned unknown
Defendants as may be infants, incom-
petents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED
that an action has been commenced
to foreclose a mortgage on the follow-
ing 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, FLORI-
DA.

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 Ra-
ton, FL 33487, on or before DECEM-
BER 29TH, 2025 and file the original
with the clerk of this Court either be-
fore with service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for

the relief demanded in the Complaint.

If you are a person with a disability
who needs any accommodation in or-
der 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 be-
fore your scheduled court appearance,
or immediately upon receiving this no-
tification if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.

WITNESS my hand and seal of this
Court on the November 24, 2025.

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
23-328877 FCO1 WNI
Nov. 28; Dec. 5, 2025 25-02527P

SECOND 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 Representa-
tive of the Estate of Bradley T. Rupert,
Deceased

Last known address: Unknown

Unknown Heir, Beneficiary and Devi-
see 2 of the Estate of Bradley T. Rupert,
Deceased

Last known address: Unknown

Unknown Heir, Beneficiary and Devi-
see 3 of the Estate of Bradley T. Rupert,
Deceased

Last known address: Unknown

Unknown Heir, Beneficiary and Devi-
see 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, Flori-
da, Less Road Right-Of-Way.

Together With 1998 Ad-
miral Mobile Home VIN
GMHGA1079819195A,
GMHGA1079819195B & GMH-
GA1079819195C.

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 ser-
vice on the Plaintiff's attorney or im-
mediately thereafter; or a default will
be entered against you for the relief
demanded in the complaint. DUE ON
OR BEFORE 12/29/2025

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 pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement 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 Coun-
ty, 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

SECOND INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION
DIVISION

CASE NO.
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 POSSES-
SION 1
8200 EDMORE LN, HUDSON, FL
34667
UNKNOWN TENANT IN POSSES-
SION 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 AD-
DITION, ACCORDING TO THE
PLAT THEREOF AS RECORD-
ED 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 de-
manded in the Complaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; (727) 847-8110 (V) in New Port
Richey; (352) 521-4274, ext 8110 (V) in
Dade City, at least 7 days before your

scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.

WITNESS my hand and seal of said
Court on the 21st day of November,
2025.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) BY: /s/ Haley Joyner
Deputy Clerk
25-CA-2374-WS

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
25-12188FL
Nov. 28; Dec. 5, 2025 25-02519P

SECOND 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 remar-
ried and if either or both of said De-
fendants are dead, their respective
unknown heirs, devisees, grantees,
assignees, creditors, lienors, and trust-
ees, 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 un-
known Defendants as may be infants,
incompetents or otherwise not sui juris.

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

Lot 619 Regency Park Unit Five,
according to the Plat thereof, re-
corded in Plat Book 12, Page(s)
50 and 51, of the Public Records
of Pasco County, Florida.

more commonly known as 7414 West-
cott 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 Ra-
ton, FL 33487, on or before DECEM-
BER 29TH, 2025 and file the original
with the clerk of this Court either be-
fore 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

to participate in this proceeding, you
are entitled, at no cost to you, to the pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of this
Court on the November 21, 2025.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) By: Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA002596CAAXWS
11-21-2025 11:21 AM

Deputy Clerk: Haley Joyner

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
24-331845 FCO1 SUT
Nov. 28; Dec. 5, 2025 25-02518P

SECOND INSERTION

NOTICE TO CREDITORS

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

FILE NO. 2025CP001563CPAXES
DIVISION A
IN RE: ESTATE OF
MARK ALAN PIERCY JR.,
Deceased.

The administration of the Estate of
Mark Alan Piercy Jr., deceased, whose
date of death was May 18, 2024, is
pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is PO Box 338, New
Port Richey, FL 34656-0338. The
names and addresses of the personal
representative and the personal rep-
resentative's attorney are set forth below.

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

this court WITHIN THE LATER OF
3 MONTHS AFTER THE TIME OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.

All other creditors of the Decedent
and other persons having claims or de-
mands against Decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

A Personal Representative or cura-
tor has no duty to discover whether any

property held at the time of the deced-
ent'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 speci-
fied under s. 732.2211.

The date of first publication of this
notice is November 28, 2025.

Personal Representative:
Charlene Schwandt
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
Nov. 28; Dec. 5, 2025 25-02521P

SECOND 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 identifica-
tion number SF1982E and all personal
items located inside the mobile home.
Last Tenant: Sharon M. Alexander, All
Unknown Beneficiaries, Heirs, Suc-
cessors, Assigns, and Devisees of Sha-
ron M. Alexander, Unknown Party or
Parties in Possession. Sale to be held
at: COB MHC HILLSIDE ONE LLC,
39515 Bamboo Lane, Zephyrhills, Flori-
da 33542, 813-782-3494.

Nov. 28; Dec. 5, 2025 25-02528P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12-15-
2025 at 11:30 a.m. the following vessel
may be sold at public sale for storage
charges per Florida Statute 328.17 ten-
ant TY CHRISTOPHER HARDING
1987 Cruiser Yacht including Motor(s)
FL1845JC HIN # CRS5910BJ687 Title-
tle: 0001883156 sale to be held at Skele-
ton Key Marina 6300 Clark St Hudson
Fl. 34667 vessel may be released prior
to the Sale. Skeleton Key Marina re-
serves the right to accept /reject any or
all bids

Nov. 28; Dec. 5, 2025 25-02529P

Q

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

Q

Who benefits from legal notices?

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

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

Q

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

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

Rarely do consumers specifically search online for public notices.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](#)

To publish your legal notice email: legal@businessobserverfl.com

10/18/2025