

## 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.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432**

Time: 09:00 AM

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.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 - Stampoli, 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.storagetreasures.com](http://www.storagetreasures.com).

01067 - Calvo, Kylie; 01072 - Rush, LaShawn; 01105 - carazo, Cameron; 01116 - Rhodes, Rabyn; 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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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 - Hunsing, 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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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 - Scinariello, James C; E2213 - Scinariello, 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.storagetreasures.com](http://www.storagetreasures.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; OB110 - Mccoy, Virginia; OB131 - Mccarthy, Kate; OC024 - Hernandez, Kristine; OC032 - Sandvik, Mark; OC044 - Nunez, Gabriele; OC116 - Chapman, Lisa; OC133 - Darling, Eric; OD015 - ZALDIVAR, YINA; OD024 - von burger, Robert; OD029 - Ortiz, Jean; OE005 - Kelly, Mary E; OE029 - Holbrook, Danelle; OE140 - Hill, Jakaila; OE152 - smith, Tammy; OE178 - Tuohy, Margaret; OE226 - crow, Skylar; OE241 - 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.storagetreasures.com](http://www.storagetreasures.com).

002 - Poe, James; 003 - Matzinski, Heather; 050 - Horn, Janice; 059 - Jones, James; 066 - HUERTAS, JANICE; 091 - Reapp, Luke; 152 - Duncan, Jessie; 162 - Robinson, Latoya; 168 - Boystong, Tiffanthea; 195 - Holt, Joseph; 197 - Kalland, Jordan; 231 - Dieuveille, Dermionne; 232 - Blainey, FRank; 243 - Harvey, Brandon; 291 - Joiner, Terrence; 311 - Ashby, Terri; 312 - Ashby, Tatiyanna; 356 - Carlson, Laura; 373 - Qualey, Mike; 376B - Willis, Duncan; 381B - Evers, Justin; 405 - Mothers of Minors Inc Clark, Andrea; 423 - Cortez, Raul; 436 - Davis, Tiffany; 481 - Scyddick, Terry; 484 - kelleher, bruceen; 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.storagetreasures.com](http://www.storagetreasures.com).

1057 - Houston, Jame; 1076 - Foster, Daniel; 1236 - Thompson, Kristene; 2058 - Wilson, Zachary; 2137 - Rodriguez, Kelvin; 2142 - brush, Tiffany; 2152 - Alvarado, James; 2240 - Sutak, Richard; 2267 - goodman, dorothy; 3016 - Rains, Dawn; 3116 - Williams, Tim; 3122 - kimball, keith; 3177 - hartman, Russell; 3209 - COLEY, INTIMATE SHERMIRA; 3228 - Lete Beacon in Langame, Wallace; 3239 - Caldwell, Andrew J; 3263 - Ferry, Mike; 3299 - Swenton, Chris; 3334 - Langame, Wallace; 3345 - Keen, Delores; RV22 - Celluzzi, Alexandra; RV36 - Kudra, Joseph

**PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964**

Time: 12:40 PM

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

1011 - Dovi, Lupe; 1059 - Lynn, Kately; 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.storagetreasures.com](http://www.storagetreasures.com).

A017-18 - Chilla, 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.storagetreasures.com](http://www.storagetreasures.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 - Wohlert, 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.storagetreasures.com](http://www.storagetreasures.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 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

25-02558P

## --- 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

Notice is hereby given, pursuant to Rule 25-30.446, Florida Administrative Code, that Sunshine Water Services Company has filed a petition for a sewer limited proceeding rate increase with the Florida Public Service Commission. The general reason for the requested increase is to recover the cost associated with the replacement of the Mid-County Wastewater Treatment Plant.

Copies of the petition and minimum filing requirements are available for inspection at the following locations:

Management Office 200 Weathersfield Avenue Altamonte Springs, FL 32714-4099	Office Hours: Monday through Friday 8:00 a.m. to 5:00 p.m.
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Any person who wishes to comment or provide information to Commission Staff may do so at the meetings, either orally or in writing. Other written comments regarding the Utility and the proposed rates, or requests to be placed on the mailing list for this case, may be directed to this address:

Florida Public Service Commission  
Director, Office of Commission Clerk  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0870

All correspondence should refer to "Docket No. 20250137-SU, Sunshine Water Services Company". Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Florida Public Service Commission's toll-free facsimile line at 1-800-511-0809, the Commission's email at contact@psc.state.fl.us, or the Commission's website available at <http://floridapsc.com/ConsumerAssistance/ComplaintForm>.

If you wish to contact the Florida Public Service Commission regarding complaints about service, you may call the Commission's Division of Consumer Assistance and Outreach at the following toll-free number 1-800-342-3552.

The current and proposed rates are as follows:

## SCHEDULE OF PRESENT AND PROPOSED WASTEWATER RATES

	Present Rates	Proposed Rates
Residential Service (RS1) All Meter Sizes	\$40.59	\$45.99
Residential Charge per 1,000 gallons 8,000 gallon cap	\$6.48	\$7.34
Residential Service (RS2) - (Mid-County/Tierra Verde) All Meter Sizes (Bi-Monthly)	\$81.22	\$92.03

## 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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/ Sherrile D. Akin

Sherrile 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, 2025 25-02538P

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001852CPAXES

IN RE: ESTATE OF  
ARLENE LAVERNE NELSON  
a/k/a ARLENE L. NELSON,  
Deceased.

The administration of the estate of ARLENE LAVERNE NELSON, also known as ARLENE L. NELSON, deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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:  
KRISTAL LYNN PITEL  
Personal Representative  
S76W19852 Prospect Dr.  
Muskego, WI 53150

CHRISTOPHER H. NORMAN

Florida Bar No. 821462

MORGAN A. ROBINSON

Florida Bar No. 1038923

Attorneys for Personal Representative

Hines Norman Hines, P.L.

315 S. Hyde Park Ave.

Tampa, FL 33606

Telephone: 813-251-8659

Email: mrobinson@hnhanlaw.com

Secondary Email:  
lmartinez@hnhanlaw.com

December 5, 2025 25-02544P

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. 732.221, 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@flprobatetrustlaw.com

Secondary-E-Mail:

stacey@flprobatetrustlaw.com

December 5, 2025 25-02543P

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. 732.221, 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@flprobatetrustlaw.com

Secondary-E-Mail:

stacey@flprobatetrustlaw.com

December 5, 2025 25-02543P

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. 732.221, 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@flprobatetrustlaw.com

Secondary-E-Mail:

stacey@flprobatetrustlaw.com

December 5, 2025 25-02543P

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. 732.221, 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

## --- ESTATE ---

## --- ACTIONS / SALES ---

## 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@hn-law.com  
Secondary Email:  
jrivera@hn-law.com  
December 5, 12, 2025 25-02541P

## FIRST INSERTION

**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 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 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. Stuoso  
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, 2025 25-02545P

## FIRST INSERTION

**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 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:**  
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, 2025 25-02569P

## FIRST INSERTION

**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 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:**  
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, 2025 25-02540P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL 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 BOULEYARD

PORT RICHEY, FLORIDA 34668

UNKNOWN SPOUSE OF ALEXIS

DANIELLE YARBROUGH

(LAST KNOWN ADDRESS)

7611 EMBASSY BOULEYARD

PORT RICHEY, FLORIDA 34668

YOU ARE NOTIFIED THAT AN

ACTION FOR FORECLOSURE OF MORTGAGE ON

THE FOLLOWING 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 BOULE-

YARD, PORT RICHEY, FLORI-

DA 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

Defendant(s)

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, 2025 25-02550P

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 SERVER 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, 2025 25-02550P

## 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](http://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

# PUBLISH YOUR LEGAL NOTICE



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

Email  
legal@businessobserverfl.com



## --- ACTIONS / SALES ---

### 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 Jeanette 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,

Grantees, Assignees, Creditors, Lienors, and Trustees of Jeanette M. Gillooley a/k/a Jeanette 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 accessed through the Clerk's website at [WWW.PASCO.REALFORECLOSE.COM](http://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 UNRECORDED PLAT OF PARKWOOD ACRES, UNIT FIVE BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89°02'55" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 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 DISTANCE 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 BEGINNING 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 BEARING 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 CENTRAL 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#: FLHMLCBI18515353A AND VIN#: FLHMLCBI18515353B.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

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 FC01 SUT  
December 5, 2025 25-02552P

### 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 BHUPENDRA, 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](http://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,  
139-140 LOT 2824 OR 9142 PG 704

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 Terracina Court, Land O Lakes, FL 3463

IF YOU ARE A SUBORDINATE LIENHOLDER 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 FUNDS AS UNCLAIMED.

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, N.A.  
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

#### 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, 2025, via online auction at [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), the following described property as set forth in said Final Judgment, to-wit:

Property Address: 3455 OVERLAND 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 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: 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  
REPRESEATIVES, DEVISEES,  
AND CREDITORS OF HELEN  
MACDOUGALL, ROBERT L.  
TAYOR,  
Defendant(s),

TO: THE UNKNOWN HEIRS,  
GRANTEES, BENEFICIARIES, PER-  
SONAL REPRESEATIVES, 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 institution  
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,

to wit: MATTHEW D. WEIDNER,  
ESQUIRE, whose address is 856 2nd  
Avenue North, St. Petersburg, Florida  
33701, on or before 30 days from the  
first publication of this Notice, and to  
file the original of the defenses with  
the Clerk of this Court either before  
service on Plaintiffs attorney or imme-  
diately thereafter. IF A DEFENDANT  
FAILS TO DO SO, A DEFAULT WILL  
BE ENTERED AGAINST THAT DE-  
FENDANT FOR THE RELIEF DEMANDED  
IN THE COMPLAINT OR PETITION.  
DUE ON OR BEFORE JANUARY 5TH, 2026

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

WITNESS my hand and the seal of  
this Court on December 1, 2025.

Nikki Alvarez-Sowles  
CLERK OF THE CIRCUIT COURT  
(SEAL)  
Deputy Clerk: Haley Joyner  
December 5, 12, 2025 25-02555P

### 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  
REPRESEATIVES, DEVISEES,  
AND CREDITORS OF HELEN  
MACDOUGALL, ROBERT L.  
TAYOR,  
Defendant(s),

TO: THE UNKNOWN HEIRS,  
GRANTEES, BENEFICIARIES, PER-  
SONAL REPRESEATIVES, 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 institution  
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,

to wit: MATTHEW D. WEIDNER,  
ESQUIRE, whose address is 856 2nd  
Avenue North, St. Petersburg, Florida  
33701, on or before 30 days from the  
first publication of this Notice, and to  
file the original of the defenses with  
the Clerk of this Court either before  
service on Plaintiffs attorney or imme-  
diately thereafter. IF A DEFENDANT  
FAILS TO DO SO, A DEFAULT WILL  
BE ENTERED AGAINST THAT DE-  
FENDANT FOR THE RELIEF DEMANDED  
IN THE COMPLAINT OR PETITION.  
DUE ON OR BEFORE JANUARY 5TH, 2026

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

WITNESS my hand and the seal of  
this Court on December 1, 2025.

Nikki Alvarez-Sowles  
CLERK OF THE CIRCUIT COURT  
(SEAL)

Deputy Clerk: Haley Joyner  
December 5, 12, 2025 25-02555P



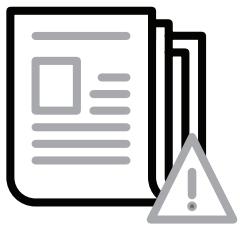
Email your Legal Notice  
legal@business



## Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

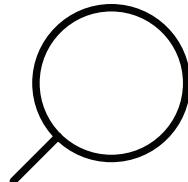


### Citizens continue to learn about vital civic matters from newspaper notices.

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

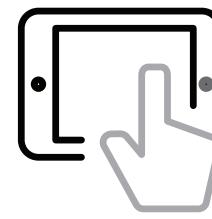
### Verifying publication is difficult-to-impossible on the web.

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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



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



### Types Of Public Notices

#### Citizen Participation Notices

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

#### Commercial Notices

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

#### Court Notices

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

### Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## SUBSEQUENT INSERTIONS

## --- ACTION / ESTATE / SALE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
FILE NO. 2025CP001395CPAXES DIVISION A  
IN RE: ESTATE OF ROBERT LYNN PERKINS, Deceased.

The administration of the Estate of Robert Lynn Perkins, deceased, whose date of death was June 2, 2024, 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, FL 34654, under File No.: 2025-CP-001580. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on November 28, 2025.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.**

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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

## Personal Representative:

Kathleen Perkins

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 25-02522P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No.: 2025-CP-001580  
IN RE: ESTATE OF SUSAN W. CHRISTMAN Deceased.

The administration of the Estate of Susan W. Christman, deceased, whose date of death was June 20, 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, FL 34654, under File No.: 2025-CP-001580. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on November 28, 2025.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court **WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statute.

Dated: November 21, 2025.

Julie E. Christman,  
Personal Representative

c/o Paul J. Bupivi, Esq.  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360  
Paul J. Bupivi, Esq. (FL Bar #94635)  
Attorney for the Personal  
Representative  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360  
Email: paul@bupivilaw.com  
Nov. 28; Dec. 5, 2025 25-02523P

## 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 #: 2025CA002388CAAXWS DIVISION: J3

Wells Fargo Bank, N.A.  
Plaintiff, vs.  
Laszalone Veidinger; Olivia E. Weidinger a/k/a Olivia E. Csira; John Csira; Unknown Spouse of Laszalone Veidinger; Unknown Spouse of Olivia E. Weidinger a/k/a Olivia E. Csira; Unknown Spouse of John Csira; Waters Edge Master Association, Inc.; Waters Edge Single Family Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).  
TO: Laszalone Veidinger: 10916 Oyster Bay Circle, New Port Richey, FL 34654, John Csira: 4914 Durney Street, New Port Richey, FL 34652, Unknown Spouse of Laszalone Veidinger: 10916 Oyster Bay Circle, New Port Richey, FL 34654 and Unknown Spouse of John Csira: 4914 Durney Street, New Port Richey, FL 34652

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 333, BLOCK WATERS EDGE TWO, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 10916 Oyster Bay Circle, New Port Richey, FL 34654.

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 the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 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  
25-333542 FC01 WNI  
Nov. 28; Dec. 5, 2025 25-02526P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025-CP-001823  
IN RE: ESTATE OF ANDREA E. KOLOSKI Deceased.

The administration of the estate of Andrea E. Koloski, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38052 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 28, 2025.

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. 732.221, 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 November 28, 2025.

**Personal Representative:**

Richard A. Koloski

**Personal Representative:**

1800 Echo Pond Place

Wesley Chapel, Florida 33543

Attorney for Personal Representative:  
/s/Myrna Serrano Setty

Myrna Serrano Setty

Attorney  
Florida Bar Number: 110636  
P.O. Box 145

Lutz, Florida 33548

Telephone: (813) 902-3189

Fax: (813) 501-1405

E-Mail: mss@serranosetty.com

Secondary E-Mail:  
info@serranosetty.com

Nov. 28; Dec. 5, 2025 25-02524P

## SECOND INSERTION

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

CASE NO.: 2025-CA-001691

RJMG FUND, LLC

Plaintiffs, vs.

DANIELLE STALLINGS, et al.

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on November 20, 2025 in the Circuit Court of Pasco County, Florida, with RJMG Fund, LLC as the Plaintiff and Danielle Stallings, Timber Lake Estates, Inc., ODK Capital, LLC and JP Morgan Chase Bank, N.A. as Defendants.

Nikki Alvarez-Sowles, Esq. as the Clerk of Court will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00am on January 20, 2026 the following described property as set forth in the Final Judgment, to wit:

Unit No. 278, Timber Lake Estates, a Condominium, Phase III, Together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in O.R. Book 1369, Page 484, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 4, Page 99, Public Records of Pasco County, Florida.

Nikki Alvarez-Sowles, Esq. as the Clerk of Court will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00am on January 20, 2026 the following described property as set forth in the Final Judgment, to wit:

Unit No. 278, Timber Lake Estates, a Condominium, Phase III, Together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in O.R. Book 1369, Page 484, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 4, Page 99, Public Records of Pasco County, Florida.

Together with a 1992 Palm Harbor Double-Wide Mobile Home VIN: PH094929AFL & PH094929B-FL and Florida Title Number: 61727689 & 61727716 which mobile home title has been cancelled/

Dated this: November 20, 2025  
Submitted by:  
/s/ Ivan Dimitrov Ivanov, Esq.

3310 W. Cypress Street, Suite 206

Tampa FL 33607

Attorney for Plaintiff, RJMG Fund, LLC

813-563-6646

Nov. 28; Dec. 5, 2025 25-02516P

## 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. 2025CA001245CAAXES

UNITED WHOLESALE MORTGAGE, LLC,

Plaintiff, vs.

JESSE A ANDERSON A/K/A JESSE ALAN ANDERSON, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2025 in Civil Case No. 2025CA001245CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is Plaintiff and Jesse A. Anderson, et al., 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:

The South 73 2/3 feet of the North 177 2/3 feet of Block 32, Ross Addition to Dade City, Florida, Section 27, Township 24 South, Range 21 East, according to the map or plat thereof as recorded in Deed Book 3, Page 451, Public Records of Pasco County, Florida; Less Railroad Right of Way.

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, at 11:00am on January 20, 2026 the following described property as set forth in the Final Judgment, to wit:

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 transportation services.

## --- ACTIONS / SALES ---

## SECOND INSERTION

This Instrument Prepared By/Returned to:  
 Michael J Posner, Esq.,  
 HUD Foreclosure Commissioner  
 Lipps 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.

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 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 \$15273,376.69 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

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.

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  
 Lipps 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  
 Lipps 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 mjp@lipps.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 mjp@lipps.com.  
 Go to [www.cfpb.gov/debt-collection](http://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

## SECOND INSERTION

NOTICE OF ACTION  
 IN THE CIRCUIT COURT  
 OF THE SIXTH JUDICIAL  
 CIRCUIT IN AND FOR PASCO  
 COUNTY, FLORIDA  
 CIVIL DIVISION

CASE NO.:

2025CA002927CAAXES

HANDCART &amp; OVERPASS, LLC,

a Florida limited liability company

Plaintiff, v.

A.E. BURGIN; ROY H. LAIRD;

VERABANK, N.A., AS

SUCCESSOR TO JP MORGAN

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; MERENKEN LAND

AND PRODUCTION COMPANY, a

Texas corporation, also known as

MERENKEN LAND &amp; PRODUCTION

COMPANY, a Texas corporation,

formerly known as CARTER

FOUNDATION PRODUCTION

COMPANY; JP MORGAN 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, liens, creditors, trustees

or other persons claiming by,

through, under or against the above

Defendants,

Defendants, A.E. BURGIN, if alive,

and if dead, his unknown spouses, heirs,

devisees, grantees, assignees, liens,

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, liens,

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, liens, 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, liens,

creditors, trustees or other persons

claiming by, through, under or against

ROY H. LAIRD; C.J. DAVIDSON, if alive,

and if dead, his/her unknown spouses,

heirs, devisees, grantees, assignees,

liens, 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&lt;/div

## --- 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, 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 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 or service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for

the relief demanded in the Complaint.

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

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

Nikki Alvarez-Sowles, Esq.  
Circuit and County Courts  
(SEAL) By: Haley Joyner  
Deputy ClerkLOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd.,  
Suite 130,  
Boca Raton, FL 33487  
23-328877 FC01 WNI  
Nov. 28; Dec. 5, 2025 25-02527P

## 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 EDGE MORE LN, HUDSON, FL  
34667  
HANNAH LINDSAY  
8200 EDGE MORE LN, HUDSON, FL  
34667  
UNKNOWN TENANT IN POSSESSION 1  
8200 EDGE MORE LN, HUDSON, FL  
34667  
UNKNOWN TENANT IN POSSESSION 2  
8200 EDGE MORE 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

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

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

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT  
OF PASCO COUNTY  
(SEAL) BY: /s/ Haley Joyner  
Deputy Clerk25-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  
25-121887FL  
Nov. 28; Dec. 5, 2025 25-02519P

## 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 representative's attorney are set forth below.

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

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

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

A Personal Representative or curator has no duty to discover whether any

property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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

Personal Representative:  
Charlene Schwandt

c/o Bennett Jacobs &amp; Adams, P.A.

PO Box 3300, Tampa, FL 33601

Attorney for Personal Representative:

Linda Murlat, Esquire

FL Bar No. 0031129

Bennett Jacobs &amp; Adams, P.A.

PO. Box 3300

Tampa, FL 33601

Telephone: (813) 272-1400

Fax: (866) 844-4703

E-Mail: LMURLAT@BJA-Law.com

Nov. 28; Dec. 5, 2025 25-02521P

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.

## 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 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

## SECOND INSERTION

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 &amp; 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 &amp; 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

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.

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 &amp; Comptroller

Deputy Clerk: Haley Joyner

Anthony R. Smith, Esquire,

the Plaintiff's attorney,

Tiffany &amp; 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  
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 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 or service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order

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

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

Nikki