

PASCO COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Avalon Park West Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rule Relating to Overnight Parking and Parking Enforcement.

Additional information regarding the public hearing may be obtained from the District's website, https://www.avalonparkwestdd.org/ or by contacting the District Manager, Cindy Cerbone, at cerbonec@whhassociates.com or by calling (561) 571-0010.

Cindy Cerbone District Manager December 12, 2025 25-02584P

FIRST INSERTION

Notice of Revised Meetings Fiscal Year 2025-2026 Mirada Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the remaining Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Mirada Community Development District shall be held at 6:00 p.m. at the Watergrass II Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, FL 33545.

- January 6, 2026 February 3, 2026 March 3, 2026 April 7, 2026 May 5, 2026 June 2, 2026 July 7, 2026 August 4, 2026 September 1, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Governmental Management Services - Tampa, LLC at (813) 344-4844.

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

Jason Greenwood District Manager December 12, 2025 25-02585P

FIRST INSERTION

MIRADA II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING

The Board of Supervisors ("Board") of the Mirada II Community Development District ("District") will hold a Special Meeting on Friday, December 19, 2025, at 10:00 a.m. at the Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.mirada2cdd.org.

Members of the public may attend the meeting via Teams at: Join the meeting now, Meeting ID: 238 337 195 443 2, Passcode: Y4VL9NB7, or by dialing +1 312-667-7136, 344434474#.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Kai, via phone at (813) 565-4663 or via email at larry@hikai.com, at least 48 hours before the meeting.

Larry Krause District Manager December 12, 2025 25-02608P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Clear Compassion, LLC located at 12158 Grizzly Lane in the City of New Port Richey, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of December, 2025. Deirdre A Bonett December 12, 2025 25-02592P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of DI & SS TRADING LLC located at 10697 Penny Gale Loop in the City of San Antonio, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of December, 2025. MOODTOUCH CREATIVE LLC December 12, 2025 25-02589P

FIRST INSERTION

Notice of Public Board Meeting Seven Oaks Community Development District

The Seven Oaks Community Development District will hold a special meeting on December 19, 2025 at 3:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be obtained by contacting the District Manager's office via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings.

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

Scott Brizendine District Manager December 12, 2025 25-02586P

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF MEETINGS FOR FISCAL YEAR 2026

The Board of Supervisors ("Board") of the Asturia Community Development District ("District") will hold their workshops for the remaining Fiscal Year 2026 at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, on the second Tuesday of every month at 6:00 p.m. unless otherwise indicated as follows:

The Board will also hold regular meetings for the remaining Fiscal Year 2026 to discuss various District matters at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, on the fourth Tuesday of every month at 6:00 p.m. unless otherwise indicated as follows:

- Meetings January 27, 2026 February 24, 2026 March 24, 2026 April 28, 2026 May 26, 2026 June 23, 2026 July 28, 2026 August 25, 2026 September 22, 2026 Workshops January 13, 2026 February 10, 2026 March 10, 2026 April 14, 2026 May 12, 2026 June 9, 2026 July 14, 2026 August 11, 2026 September 8, 2026

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

There may be occasions when one or more Board supervisors or staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least three (3) business days prior to the meeting or workshop.

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

Brian Young District Manager December 12, 2025 25-02596P

FIRST INSERTION

ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING

The Board of Supervisors ("Board") of the Zephyr Lakes Community Development District ("District") will hold a Special Meeting on Friday, December 19, 2025, at 10:00 a.m. at the Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.zephyrlakescdd.org.

Members of the public may attend the meeting via Teams at: Join the meeting now, Meeting ID: 238 337 195 443 2, Passcode: Y4VL9NB7, or by dialing +1 312-667-7136, 344434474#.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Kai, via phone at (813) 565-4663 or via email at larry@hikai.com, at least 48 hours before the meeting.

Larry Krause District Manager December 12, 2025 25-02609P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Brass Tacks Bespoke Guitars located at 7624 Cayuga Drive in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of December, 2025. John Nelson December 12, 2025 25-02590P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Embrace Neurodiversity located at 30929 Mirada Blvd #940 in the City of San Antonio, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of December, 2025. Nycole Kawk December 12, 2025 25-02591P

FIRST INSERTION

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape Maintenance and Irrigation Services for Chapel Creek CDD Pasco County, Florida

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

The Project Manual will be available beginning Friday, December 12, 2025, at 12:00 p.m. (EST). The project manual will be available electronically. Packets can be obtained by emailing Clayton Smith Csmith@gmscfl.com and Allen Bailey abailey@gmscfl.com.

Firms desiring to submit proposals must submit the required proposal no later than 11:00 a.m. (EST) on Thursday, January 22, 2026, to the District Manager's office located at GMS, 4530 Eagle Falls Place, Tampa, Florida 33619.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Chapel Creek CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, GMS, 4530 Eagle Falls Place, Tampa, Florida 33619.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Clayton Smith csmith@gmscfl.com and Allen Bailey abailey@gmscfl.com, no later than Monday, January 12th, 2026, at 2:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) original hard copy AND one (1) digital PDF copy on a thumb drive of the required proposal by 11:00 a.m. (EST) on Thursday, January 22, 2026, to GMS, 4530 Eagle Falls Place, Tampa, Florida 33619. The Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be publicly opened at 11:01 a.m. (EST) on Thursday, January 22, 2026; those received after the time and date stipulated above will be returned unopened to the proposer.

Chapel Creek Community Development District Richard McGrath, District Manager December 12, 2025 25-02597P

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025DR004598DRAXES Noelia LangPetitioner, and Carlos Quijano Millan Respondent, TO: Carlos Quijano Millan 11535 White Cottage Dr Tampa FL 33625

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on Noelia Lang, whose address is 1981 Lake Waters Pl Lutz FL 33558 on or before 1-12-2026, and file the original with the clerk of this Court located at 38053 Live Oak Ave. Dade City, FL 33523 before service on Petitioner or immediately thereafter.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's Office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Filled papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 12-3-2025 CLERK OF THE CIRCUIT COURT SEAL

By: Rita Meyer Deputy Clerk Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-02583P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Gary Mckenzie will engage in business under the fictitious name MCKENZIE RANCH, with a physical address 3850 BONFIRE DR ODESSA, FL 33556, with a mailing address 3850 BONFIRE DR ODESSA, FL 33556, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. December 12, 2025 25-02588P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Hype located at 15001 Camrose Ave, in the County of Pasco, in the City of Spring Hill, Florida 34610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Spring Hill, Florida, this 09 day of December, 2025. BALLER 44 INC. December 12, 2025 25-02595P

FICTITIOUS NAME NOTICE

Notice is hereby given that CREATIVE CHILDCARE EARLY LEARNING CENTER INC, owner, desiring to engage in business under the fictitious name of Creative Early Learning Academy located at 7901 4th St N STE 300, St. Petersburg, Florida 33702 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 12, 2025 25-02587P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that West Florida Physician Network, LLC, 1 Park Plaza, Nashville, TN 37203, desiring to engage in business under the fictitious name of HCA Florida NeuSpine Center, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. December 12, 2025 25-02593P

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP001972
IN RE: ESTATE OF ELSIE E. LAWHON,
also known as ELSIE L. LAWHON, Deceased

The administration of the estate of ELSIE E. LAWHON, also known as ELSIE L. LAWHON, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the street address of which is 7530 Little Road, New Port Richey, FL 34654, and the mailing address of which is P.O. Box 338, New Port Richey, FL 34656.

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 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 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 or a beneficiary 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 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 12, 2025.

REBECCA L. LAWHON
Personal Representative
8209 Sudbury Drive
Port Richey, FL 34668

M. BRANDON ROBINSON, ESQ.
Attorney for the Personal Representative

Florida Bar No. 0119364
BATTLE LAW, PLLC
601 Cleveland Street, Suite 530
Clearwater, FL 33755
Telephone: (727) 330-3985
Email: Brandon@BattleLaw.com
December 12, 19, 2025 25-02571P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File Number: 2025-CP-002044-WS
In Re The Estate Of: GARY W. ROBINSON, Deceased

The administration of the estate of GARY W. ROBINSON, deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The written demand must be filed with the Clerk of Court.

The date of the first publication of this notice is December 12, 2025.

Personal Representative: MATTHEW ROBINSON
3154 Lodi Dr
New Port Richey, FL 34655

Attorney for Personal Representative: LAW OFFICES OF STEVEN K. JONAS, P.A.

4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:

sjonas@gulfoastlegalcenters.com
jnew@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180

December 12, 19, 2025 25-02599P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File Number: 2025-CP-002018-WS
In Re The Estate Of: LINDA BYRNE, Deceased

The administration of the estate of LINDA BYRNE, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: MARK S. BYRNE
1246 Oak Meadow Pt.
New Port Richey, FL 34655

Attorney for Personal Representative: LAW OFFICES OF STEVEN K. JONAS, P.A.

4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:

sjonas@gulfoastlegalcenters.com
jnew@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180

December 12, 19, 2025 25-02574P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2025-CP-001760-WS
IN RE: ESTATE OF RAYMOND LOWELL COLLINS Deceased.

The administration of the estate of Raymond Lowell Collins, deceased, whose date of death was July 30, 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, 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 12, 2025.

Personal Representative: Alexandra C. Newton
7925 Woodshive Drive
Mabelvale, Arkansas 72103

Attorney for Personal Representative: Russell G. Marlowe, Esq.

Florida Bar Number: 748889
Russell G. Marlowe PA
8520 Government Drive, Suite 2
New Port Richey, Florida 34654
Telephone: (727) 847-0055

Fax: (727) 815-0044
E-Mail: service@russmarlowe.com
December 12, 19, 2025 25-02575P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-001957
IN RE: ESTATE OF DAVID MICHAEL HOPSON Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of David Michael Hopson, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was August 15, 2025; that the total value of the estate is \$23,560.02 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Karen Kay Hopson
5537 Sea Forest Drive #302
New Port Richey, Florida 34652

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 12, 2025.

Person Giving Notice: Karen Kay Hopson
5537 Sea Forest Drive #302
New Port Richey, Florida 34652

Attorney for Person Giving Notice: David A. Hook, Esq.

E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549

The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652

December 12, 19, 2025 25-02573P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-001900
IN RE: ESTATE OF ERIN TRACY LAVIGNE Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Erin Tracy Lavigne, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was October 1, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Eileen F Quicksall
4741 Daphne Street
New Port Richey, Florida 34652

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 12, 2025.

Person Giving Notice: Eileen F. Quicksall
4741 Daphne Street
New Port Richey, Florida 34652

Attorney for Person Giving Notice: David A. Hook, Esq.

E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549

The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652

December 12, 19, 2025 25-02572P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2025-CP-1866-WS
IN RE: ESTATE OF CAROL MARTIN-MANZ a/k/a CAROL A. MARTIN-MANZ Deceased.

The administration of the estate of Carol Martin-Manz a/k/a Carol A. Martin-Manz, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 12, 2025.

Personal Representative: Cheryl Specioso
28 Stearns Road
Binghampton, New York 13905

Attorney for Personal Representative: Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS & DODDRIDGE, PA

6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail:

ryan@flprobatestrustlaw.com
Secondary E-Mail:
stacey@flprobatestrustlaw.com

December 12, 19, 2025 25-02601P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-2085
Division I
IN RE: ESTATE OF CARLTON E. RICHARDSON, a/k/a CARLTON EDWARD RICHARDSON, a/k/a CARLTON EDWARD WARREN RICHARDSON, a/k/a CARLTON EW RICHARDSON, a/k/a CARLTON E WRICHARDSON Deceased.

The administration of the estate of Carlton E. Richardson, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 12, 2025.

Personal Representative: Jeffery L. Cable
11311 Stansberry Drive
Port Richey, Florida 34668

Attorney for Personal Representative: /s/ Spiro J. Verras
Spiro J. Verras, Esq.
Florida Bar Number: 479240

31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750

Email: spiro@verras-law.com
Secondary Email:
nicole@verras-law.com
December 12, 19, 2025 25-02602P

The administration of the estate of GEORGE M. GYDUSKA, deceased, whose date of death was September 9, 2025; File Number 25-CP-1785, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 12, 2025.

MARLENE GYDUSKA
Personal Representative
3636 Spring Valley Dr.
New Port Richey, FL 34656

WILLIAM K. LOVELACE,
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578

SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave#3
Clearwater, Florida 33756
Telephone: 727-446-1036

December 12, 19, 2025 25-02600P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP001937CPAXWS
Division 3
IN RE: ESTATE OF HOWARD L. POPPER Deceased.

The administration of the estate of HOWARD L. POPPER, deceased, whose date of death was June 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is 8731 Citizens Drive 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.732.221, 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 December 12, 2025.

Personal Representative Philip Popper
77 Carlton Avenue
Marlton, NJ 08053

G. Andrew Gracy
Attorney for Personal Representative
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698

December 12, 19, 2025 25-02576P

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:
2023CA000416CAAXWS
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR
RMTP TRUST, SERIES 2021
COTTAGE-TT-V,
Plaintiff, v.
ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVISEES, PERSONAL
REPRESENTATIVES,
CREDITORS AND ANY
OTHER PERSON CLAIMING BY,
THROUGH, UNDER OR AGAINST

WALTER M. AINSWORTH,
DECEASED, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in Fore-
closure entered on December 2, 2025
and entered in Case No. 2023CA-
000416CAAXWS in the Circuit Court
of the 6th Judicial Circuit in and
for Pasco County, Florida, wherein
ALL UNKNOWN HEIRS, BENEFI-
CIARIES, LEGATEES, DEVISEES,
PERSONAL REPRESENTATIVES,
CREDITORS AND ANY OTHER PER-
SON CLAIMING BY, THROUGH,
UNDER OR AGAINST WALTER M.
AINSWORTH, DECEASED, et al, are
the Defendants. The Clerk of the Court,
NIKKI ALVAREZ-SOWLES, will sell
to the highest bidder for cash at https://
www.pasco.realforeclose.com on Janu-

ary 20, 2026 at 11:00am, the following
described real property as set forth in
said Final Judgment, to wit:
LOT 225, SEVEN SPRINGS
HOME UNIT TWO, AS
SHOWN ON PLAT RECORDED
IN PLAT BOOK 12, PAGES
46 THROUGH 49, INCLU-
SIVE, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.
BEING THE SAME PROP-
ERTY AS CONVEYED FROM
ANNE M. SANDUSKY, A
WIDOW AND SURVIVING
SPOUSE OF ROBERT D. SAN-
DUSKY, HIS WIFE TO WAL-
TER M. AINSWORTH AND
ELISTAMEE AINSWORTH,
HIS WIFE AS SET FORTH IN
DEED BOOK 1612, PAGE 1035,

DATED 5/29/1987, RECORD-
ED 06/01/1987, RECORDED
06/01/1987, PASCO COUNTY,
FLORIDA.
TAX ID:
22-26-16-004A-00000-2250
and commonly known as: 7146
CARMEL AVE, NEW PORT
RICHEY, FL 34655 (the "Prop-
erty").
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are

entitled, at no cost to you, to the pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol

Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
22-005451-1
December 12, 19, 2025 25-02606P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2025-CA-002275
CWS INVESTMENTS, INC.,
Plaintiff, vs.
F & S HOMES LLC a/k/a F & S
HOMES, GULF LANDINGS
ASSOCIATION, INC., GULF
HARBORS BEACH CLUB, INC.,
DOUBLE BACKFLIP LLC,
MODERN ROOTS LLC, DANUEL
MANNING, ALLURE ROOFING
& CONSTRUCTION INC., CODIE
CHESNER, BROOKE SOUSA,
ARM EFFECTS LLC, UNKNOWN
TENANT IN POSSESSION 1, AND
UNKNOWN TENANT IN
POSSESSION 2,
Defendant.
To: F&S HOMES LLC A/K/A F&S
HOMES
c/o Codie R. Chesner, as Registered
Agent
14425 County Road 737
Webster, Florida 33597
CODIE CHESNER
14425 County Road 737
Webster, Florida 33597
BROOKE SOUSA
14425 County Road 737
Webster, Florida 33597
BROOKE SOUSA
4577 Mount Rushmore Court
Columbus, Ohio 43230
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 13, GULF HARBORS SEA
FOREST UNIT 24, ACCORDING
TO THE MAP OR PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 24, PAGE 22, 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 Charles P. Guf-
ford, 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 January 12,
2026 or 30 days from the first publi-
cation, otherwise a Judgment may be
entered against you for the relief de-
manded in the Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; (727) 847-8110 (V) in New Port
Richey; (352) 521-4274, ext 8110 (V) in
Dade City, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.
WITNESS my hand and seal of said
Court on the 9 day of December, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) BY: /s/ Shawn Craig
Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11623FLL
December 12, 19, 2025 25-02607P

NOTICE OF ACTION
(ADDRESS UNKNOWN)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA002778CAAXWS
SYNOVUS BANK
Plaintiff, vs.
HEIRS AND DEVISEES OF THE
ESTATE OF BRITTANY HOFF,
DECEASED; UNKNOWN SPOUSE
OF BRITTANY HOFF;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEEES, OR
OTHER CLAIMANTS; and any
and all other persons claiming
any interest by, through, under or
against said Defendant(s)
Defendant(s)
TO: HEIRS AND DEVISEES OF
THE ESTATE OF BRITTANY HOFF,
DECEASED (address unknown), UN-
KNOWN SPOUSE OF BRITTANY
HOFF (address unknown), and any and
all other persons claiming any inter-
est by, through, under or against said
Defendant(s) including such of the
aforementioned unknown Defendants
as may be infants, incompetents or oth-
erwise not Sui Juris.
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described real property in Pasco
County, Florida:
Lot 29, RIDGE CREST GAR-
DENS, according to the map or
plat thereof, as recorded in Plat
Book 12, Page(s) 4 through 7, in-
clusive, of the Public Records of

Pasco County, Florida.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to same on ROBERT
M. CHISHOLM, Esq. c/o ROBERT M.
CHISHOLM P.A., Plaintiff's Attorney,
whose address is 7378 SW 48th Street,
Suite B, Miami, Florida 33155, on or
before the day of JANUARY 12TH,
2026, and file the original with the
Clerk of this Court, either before service
on Plaintiff's Attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; (727) 847-8110 (V) in New Port
Richey; (352) 521-4274, ext 8110 (V) in
Dade City, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.
DATED ON December 5, 2025
(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
ROBERT M. CHISHOLM, Esq.
c/o ROBERT M. CHISHOLM P.A.,
Plaintiff's Attorney
7378 SW 48th Street,
Suite B
Miami, Florida 33155
December 12, 19, 2025 25-02577P

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA002764CAAXES
Navy Federal Credit Union
Plaintiff, vs.
Unknown Successor Trustee(s), as
Trustee of The Nixon Family Trust
dated May 10, 2024; Unknown
Beneficiaries of The Nixon Family
Trust dated May 10, 2024; Miriah
Lenell Nixon; Lamar Dewayne
Nixon
Defendants.
TO: Miriah Lenell Nixon
Last Known Address: 35602 Crescent
Creek Drive, Zephyrhills, FL 33541
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property in Pasco County,
Florida:
LOT 12, BLOCK 14, CHA-
PEL CREEK VILLAGES 7 &
8, PHASES 1-3, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
88, PAGE(S) 14 THROUGH 28,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff's attorney, whose address is 4919
Memorial Hwy, Suite 135, Tampa, FL
33634, within thirty (30) days of the

first date of publication on or before
January 12th, 2026, and file the origi-
nal with the Clerk of this Court either
before service on the Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition.
THIS NOTICE SHALL BE PUBLI-
SHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Public Information Dept.,
Pasco County Government Center, 7530
Little Rd., New Port Richey, FL 34654;
(727) 847-8110 (V) in New Port Richey;
(352) 521-4274, ext 8110 (V) in Dade
City, at least 7 days before your 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
impaired call 711. The court does not
provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transportation
to court should contact their local
public transportation providers for
information regarding transportation
services.
DATED ON 12/9/25.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk
File# 25-F02235
December 12, 19, 2025 25-02605P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001108CAAXES
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
VERUS SECURITIZATION TRUST
2024-R1,
Plaintiff, v.
JOHN BASILE, JR., et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in Fore-
closure entered on November 29, 2025,
and entered in Case No. 2025CA-
001108CAAXES in the Circuit Court
of the 6th Judicial Circuit in and for Pasco
County, Florida, wherein JANINE
BASILE and JOHN BASILE JR., et.
al., are the Defendants. The Clerk of the
Court, NIKKI ALVAREZ-SOWLES,
will sell to the highest bidder for cash
at https://www.pasco.realforeclose.com
on January 5, 2026, at 11:00am, the fol-
lowing described real property as set
forth in said Final Judgment, to wit:
THE SOUTH 1/2 OF LOT 9
AND ALL OF LOT 10, BLOCK
C, ZEPHYR PARK SUBDIVI-
SION, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
3, PAGE 10, PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA.
and commonly known as: 6400 12TH
ST, ZEPHYRHILLS, FL 33542 (the
"Property").
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
December 12, 19, 2025 25-02580P

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002680CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff, v.
EFFIE MAE DESKINS; UNKNOWN
TENANT 2; UNKNOWN SPOUSE
OF EFFIE MAE DESKINS; STATE
OF FLORIDA, DEPARTMENT OF
REVENUE; UNKNOWN TENANT
1; A&M SUPPLY CORPORATION;
CLERK OF THE CIRCUIT COURT
OF PASCO COUNTY, FLORIDA
Defendants.
Notice is hereby given that, pursuant to
the Final Judgment of Foreclosure en-
tered on July 17, 2025, in this cause, in
the Circuit Court of Pasco County, Flori-
da, the office of Nikki Alvarez-Sowles,
Esq. - AES, Clerk of the Circuit Court,
shall sell the property situated in Pasco
County, Florida, described as:
HIGHLANDS UNRECORDED
PLAT TRACT 122 DESCRIBED
AS: S 264 FT OF THE N 1056
FT OF THE E 1/2 OF THE
NW 1/4 OF THE SW 1/4 OF
SECTION 30, TOWNSHIP
24 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA,
LESS AND EXCEPT THE W 25
FT, AND LESS AND EXCEPT
THE FOLLOWING: COM-
MENCE AT THE SW CORNER
OF SECTION 30, TOWN-
SHIP 24 SOUTH, RANGE 17
EAST, THENCE RUN N00DG
55 MIN 47° EAST 1593.68
FT, THENCE RUN S89DG
58MIN 52°E 1056.27 FT FOR
THE POINT OF BEGINNING,
THENCE RUN N00DG 25MIN
38°E 255.00 FT, THENCE
RUN N89DG 58MIN 52°W
384.36 FT TO THE EASTERLY
RIGHT OF WAY OF THOMP-
SON ROAD, THENCE RUN
N00 DG 38MIN 35°E 10.00 FT,

THENCE RUN S89 DG 58MIN
52°EAST 619.33 FT, THENCE
RUN S00 DG 25MIN 38°W
265.00 FT, THENCE RUN N89
DG 58 MIN 52°W 235.00 FT TO
THE POINT OF BEGINNING.
a/k/a 14306 THOMPSON AVE,
HUDSON, FL 34669-1025
at public sale, to the highest and best
bidder, for cash, online at www.pasco.
realforeclose.com, on January 05, 2026
beginning at 11:00 AM.
Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654, Phone: 727.847.8110 (voice) in
New Port Richey; 352.521.4274, ext
8110 (voice) in Dade City Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days.
Dated at St. Petersburg, Florida this
4 day of December, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010598
December 12, 19, 2025 25-02579P

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
512024CA002129CAAXES
NEWREZ LLC D/B/A/
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
RAYMOND L. JAMES A/K/A
RAYMOND LEWIS JAMES;
ALMA Y. JAMES A/K/A ALMA
YESSIMKHANOVNA JAMES;
WATERGRASS PROPERTY
OWNERS, ASSOCIATION,
INC.; UNKNOWN TENANT NO.
1; UNKNOWN TENANT NO. 2;
AND ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN
pursuant to an Order or Summary
Final Judgment of foreclosure dated
November 21, 2025, and entered in
Case No. 512024CA002129CAAXES
of the Circuit Court in and for Pasco
County, Florida, wherein NEWREZ
LLC D/B/A/ SHELLPOINT
MORTGAGE SERVICING is
Plaintiff and RAYMOND L. JAMES
A/K/A RAYMOND LEWIS JAMES;
ALMA Y. JAMES A/K/A ALMA
YESSIMKHANOVNA JAMES;
WATERGRASS PROPERTY
OWNERS, ASSOCIATION, INC.;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN
DESCRIBED, are Defendants, NIKKI
ALVAREZ-SOWLES, ESQ., Clerk
of the Circuit Court, will sell to the

highest and best bidder for cash www.
pasco.realforeclose.com, 11:00 a.m.,
on January 7, 2026, the following
described property as set forth in said
Order or Final Judgment, to-wit:
LOT 10, OF BLOCK 59, WATER-
GRASS PARCEL H-1, ACCORD-
ING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK
80, PAGE 1, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS
AS UNCLAIMED. THE COURT, IN
ITS DISCRETION, MAY ENLARGE
THE TIME OF THE SALE. NOTICE
OF THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED HEREIN.
Pursuant to Florida Statute
45.031(2), this notice shall be published
twice, once a week for two consecutive
weeks, with the last publication being at
least 5 days prior to the sale.
In accordance with the Americans
with Disabilities Act of 1990, persons
needing special accommodation to
participate in this proceeding should
contact the Clerk of the Court not later
than five business days prior to the
proceeding at the Pasco County Court-
house. Telephone 352-521-4545 (Dade
City) 352-847-2411 (New Port Richey)
or 1-800-955-8770 via Florida Relay
Service.
DATED December 3, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-204441 /SM2
December 12, 19, 2025 25-02578P

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case#:
2025CA001829CAAXWS
VALLEY NATIONAL BANK,
Plaintiff, -vs.-
JOSE A CARABALLO A/K/A JOSE
ANTONIO CARABALLO A/K/A
JOSE CARABALLA A/K/A JOSE A
CARABALO, et.al.,
Defendant(s).

TO:
UNKNOWN SPOUSE OF JOSE A
CARABALLO A/K/A JOSE ANTONIO
CARABALLO A/K/A JOSE CARA-
BALLA A/K/A JOSE A CARABALO
LAST KNOWN ADDRESS - 6200
SEAFORD DRIVE, HOLIDAY FL
34690

MARIA CORA ROMERO A/K/A MAR-
IA D CORAA/K/A MARIA CORA
CORA ROMERO A/K/A MARIAD-
ELOS CORA COLON ROMERO A/K/A
MARIAD ELOS A CORA ROMERO
A/K/A CORA ROMERO
LAST KNOWN ADDRESS - 115
E MOSHULU PKWY, APT B 14,
BRONX, NY 10467

UNKNOWN SPOUSE OF MARIA
CORA ROMERO A/K/A MARIA D
CORAA/K/A MARIA CORA CORA
ROMERO A/K/A MARIAD ELOS
CORA COLON ROMERO A/K/A
MARIAD ELOS A CORA ROMERO
A/K/A CORA ROMERO
LAST KNOWN ADDRESS - 115
E MOSHULU PKWY, APT B 14,
BRONX, NY 10467

LYNNETTE CORA ROMERO
LAST KNOWN ADDRESS - COM-
UNIDAD LAS 500 TAS CALLE DIAMAN-
TES, CASA 7E, ARROYO, PR 00714
UNKNOWN SPOUSE OF LYNNETTE
CORA ROMERO

LAST KNOWN ADDRESS - COM-
UNIDAD LAS 500 TAS CALLE DIAMAN-
TES, CASA 7E, ARROYO, PR 00714
JESUS CORA ROMERO
LAST KNOWN ADDRESS - C7 CALLE
2, ARROYO, FL 00714

UNKNOWN SPOUSE OF JESUS
CORA ROMERO
LAST KNOWN ADDRESS - C7 CALLE
2, ARROYO, FL 00714
RAMON LUIS CORA ROMERO
LAST KNOWN ADDRESS - 713
BARRIO CIMARRONA, CALLE 143,
GUAYAMA, PR 00784

UNKNOWN SPOUSE OF RAMON
LUIS CORA ROMERO
LAST KNOWN ADDRESS - 713
BARRIO CIMARRONA, CALLE 143,
GUAYAMA, PR 00784

YVONNE CORA ROMERO
LAST KNOWN ADDRESS - URB.
SAN ANTONIO, CALLE N 165,
ARROYO, PR 00714

UNKNOWN SPOUSE OF YVONNE
CORA ROMERO
LAST KNOWN ADDRESS - URB.
SAN ANTONIO, CALLE N 165, AR-
ROYO, PR 00714

ALL UNKNOWN HEIRS, CREDI-
TORS, DEVISES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PAR-
TIES CLAIMING AN INTEREST BY,
THOROUGH, UNDER OR AGAINST
JOSE A CARABALLO A/K/A JOSE
CARABALLA A/K/A JOSE A CARA-
BALLO
LAST KNOWN ADDRESS - 6200
SEAFORD DRIVE, HOLIDAY FL
34690

You are notified of an action to fore-
close a mortgage on the following prop-
erty in PASCO County:

LOT 1813, COLONIAL HILLS
UNIT TWENTY-FOUR, AS
SHOWN ON PLAT RECORDED
IN PLAT BOOK 18, PAGES 96
AND 97 OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA
Property Address: 6200 Seaford
Drive, Holiday FL 34690

The action was instituted in the Cir-
cuit Court, First Judicial Circuit in and
for PASCO County, Florida; Case No.
2025CA001829CAAXWS; and is styled
VALLEY NATIONAL BANK v. JOSE A
CARABALLO A/K/A JOSE ANTONIO

CARABALLO A/K/A JOSE CARA-
BALLA A/K/A JOSE A CARABALO;
UNKNOWN SPOUSE OF JOSE A
CARABALLO A/K/A JOSE ANTONIO
CARABALLO A/K/A JOSE CARA-
BALLA A/K/A JOSE A CARABALO;
MARIA CORA ROMERO A/K/A MAR-
IA D CORA A/K/A MARIA CORA
CORA ROMERO A/K/A MARIAD E-
LOS CORA COLON ROMERO A/K/A
MARIAD ELOS A CORA ROMERO
A/K/A CORA ROMERO; UNKNOWN
SPOUSE OF MARIA CORA ROM-
ERO A/K/A MARIA D CORA A/K/A
MARIA CORA CORA ROMERO
A/K/A MARIAD ELOS CORA CO-
LON ROMERO A/K/A MARIAD E-
LOS A CORA ROMERO A/K/A
CORA ROMERO; LYNNETTE CORA
ROMERO; UNKNOWN SPOUSE OF
LYNNETTE CORA ROMERO; JE-
SUS CORA ROMERO; UNKNOWN
SPOUSE OF JESUS CORA ROM-
ERO; MAXWELL CARABALLO; UN-
KNOWN SPOUSE OF MAXWELL
CARABALLO; GRISELA CORA
ROMERO; UNKNOWN SPOUSE
OF GRISELA CORA ROMERO; RA-
MON LUIS CORA ROMERO; UN-
KNOWN SPOUSE OF RAMON LUIS
CORA ROMERO; YVONNE CORA
ROMERO; UNKNOWN SPOUSE
OF YVONNE CORA ROMERO;
MAXINE RIDDLE; UNKNOWN
SPOUSE OF MAXINE RIDDLE;
ALL UNKNOWN HEIRS, CREDI-
TORS, DEVISES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PAR-
TIES CLAIMING AN INTEREST BY,
THOROUGH, UNDER OR AGAINST
JOSE A CARABALLO A/K/A JOSE
ANTONIO CARABALLO A/K/A JOSE
CARABALLA A/K/A JOSE A CARA-
BALLO; UNITED STATES OF AMER-
ICA, DEPARTMENT OF TREASURY
- INTERNAL REVENUE SERVICE;
STATE OF FLORIDA DEPARTMENT
OF REVENUE; UNKNOWN TENANT
IN POSSESSION 1 AND UNKNOWN
TENANT IN POSSESSION 2. You are
required to serve a copy of your writ-
ten defenses, if any, to the action on
Michelle DeLeon, Esq., Plaintiff's at-
torney, whose address is 300 S. Orange
Ave., Ste. 1000, Orlando, FL 32801, on
or before 1/12/2026, (or 30 days from
the first date of publication) and file the
original with the clerk of this court ei-
ther before service on Plaintiff's attorney
or immediately after service; otherwise,
a default will be entered against you for
the relief demanded in the complaint or
petition.

The Court has authority in this suit
to enter a judgment or decree in the
Plaintiff's interest which will be binding
upon you.

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

DATED: December 5, 2025

(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk:
Haley Joyner

Hill Wallack, LLP
300 S Orange Ave.,
Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax: (609) 452-1888
Email: mdeleon@hillwallack.com
servicelffc@hillwallack.com
December 12, 19, 2025 25-02581P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001956CAAXES
AMUR EQUIPMENT FINANCE,
INC. a Nebraska corporation,
Plaintiff, vs.
TERRELL LAVELL TURNLEY,
Defendant.

TO: TERRELL LAVELL TURNLEY,
2940 Willowleaf Lane, Wesley Chapel,
Florida 33544.

YOU ARE NOTIFIED that an action
for Breach of Guaranty has been filed
against you in Pasco County, Florida for
the amount of \$121,632.68, plus inter-
est accruing at the contract rate of 18%
per annum from April 1, 2024.

A complaint has been filed against
you and you are required to serve a copy
of your written defenses, if any, to it on
Anthony Aragona, Esq., the Plaintiff's
attorney, whose address is 1036 Grove
Park Circle, Boynton Beach, FL 33436,
on or before JANUARY 12TH 2026,
and file the original with the Clerk of
this Court either before service on the
Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the Complaint.

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

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

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

WITNESS my hand and the seal of
Court in Pasco County, Florida on this-
December 5, 2025.

Nikki Alvarez-Sowles
Clerk of Court, Pasco County, Florida
(SEAL) By: Haley Joyner
Deputy Clerk

Attorney for Plaintiff:
Anthony J. Aragona, III
Anthony J. Aragona III, P.A.
1036 Grove Park Cir.
Boynton Beach, FL 33436
Telephone: (561) 649-1790
Email: anthony.aragona@att.net
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-02582P

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

SUMMONS
STATE OF MICHIGAN
17TH JUDICIAL DISTRICT
KENT COUNTY

CASE NO.: 25-07141-DO
Laurie Jo Anderson-Tsopanov
3773 Jason Ridge Ln. SW
Grand Rapids, MI 49534
(616)791-2289

vs.
Georgi Ivanov Tsopanov
5415 Foley Square
Newport Richey, FL 34652
(773) 543-3067

DOMESTIC RELATIONS CASE
There is one or more pending or re-
solved cases within the jurisdiction
of the family division of the circuit
court involving the family or family
members of the person(s) who are the
subject of the complaint. I have sepa-
rately filed a completed confidential
case inventory (MC 21) listing those
cases.

CIVIL CASE
There is no other pending or resolved
civil action arising out of the same
transaction or occurrence as alleged in
the complaint.

SUMMONS
NOTICE TO THE DEFENDANT: In
the name of the people of the State of
Michigan you are notified:

1. You are being sued.
2. YOU HAVE 21 DAYS after receiv-
ing this summons and a copy of the
complaint to file a written answer with
the court and serve a copy of the other
party or take other lawful action with
the court (28 days if you were served
by mail or you were served outside of
Michigan).
3. If you do not answer or take other
action within the time allowed, judg-
ment may be entered against you for
the relief demanded in the complaint.
4. If you require accommodations to
use the court because of a disability or
if you require a foreign language inter-
preter to help you fully participate in
court proceedings, please contact the
court immediately to make arrange-
ments.

Issue Date AUG 12 2025
Expiration date NOV 11 2025
Court Clerk LISA POSTHUMUS
LYONS
*The summons is invalid unless
served on or before its expiration date.
This document must be sealed by the
seal of the court.
December 5, 12, 19, 2025

25-02570P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-001819
IN RE: ESTATE OF
CARLTON LEONARD KING, JR.
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

You are hereby notified that an Order
of Summary Administration has been
entered in the estate of Carlton Leonard
King, Jr., deceased, by the Circuit Court
for Pasco County, Florida, Probate Divi-
sion, the address of which is 7530 Little
Road, New Port Richey, FL 34654; that
the decedent's date of death was August
22, 2025; that the total value of the es-
tate is \$13,046.76 and that the names
and addresses of those to whom it has
been assigned by such order are:

NAME ADDRESS
Janet C. King
4810 Sandpointe Drive
New Port Richey, FL 34655
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the
decedent and persons having claims
or demands against the estate of the
decedent other than those for whom
provision for full payment was made in
the Order of Summary Administration
must file their claims with this court
WITHIN THE TIME PERIODS SET
FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS
AND DEMANDS NOT SO FILED
WILL BE FOREVER BARRED. NOT-
WITHSTANDING ANY OTHER
APPLICABLE TIME PERIOD, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
Notice is December 5, 2025.

Person Giving Notice:
Janet C. King
4810 Sandpointe Drive
New Port Richey, FL 34655
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
December 5, 12, 2025 25-02542P

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

Simply put, there are two basic types
- Warning Notices and Accountability
Notices.

Warning notices inform you when
government, or a private party
authorized by the government, is
about to do something that may
affect your life, liberty or pursuit of
happiness. Warning notices typically
are published more than once over a
certain period.

Accountability notices are designed
to make sure citizens know details
about their government. These
notices generally are published one
time, and are archived for everyone
to see. Accountability is key to
efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a
useful resource, websites should
not be used as the sole source of a
legal notice.

Websites, whether controlled
by a government body or a
private firm, are not independent,
archived, readily available or
independently verified.

Newspaper legal notices fulfills all
of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

**PUBLISH
YOUR
LEGAL NOTICE**

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

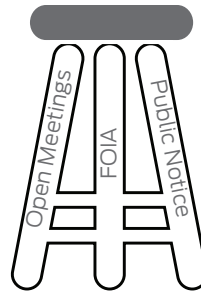
or email
legal@businessobserverfl.com



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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

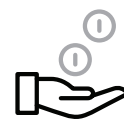


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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.

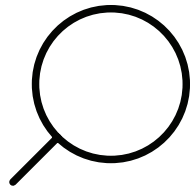


Citizens continue to learn about vital civic matters from newspaper notices.

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

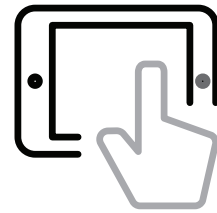
Verifying publication is difficult-to-impossible on the web.

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
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Commercial Notices

- Unclaimed Property, Banks or Governments
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Court Notices

- Mortgage Foreclosures
- Name Changes
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- Divorces and Adoptions
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--- ESTATE ---

SECOND 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. 732.221, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: December 5, 2025.

JOANN LESPIER-BURGOS
Personal Representative
13077 Conquistador Loop
Spring Hill, FL 34610
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
December 5, 12, 2025 25-02541P

SECOND 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. 732.221, 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 December 5, 2025.

Personal Representative:
Isaac R. Stuiso
2723 Brattle Lane
Clearwater, Florida 33761
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Address:
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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 December 5, 2025.

Myria Jean Fry
Personal Representative
5513 Angel Fish Court
New Port Richey, FL 34652
Rebecca C. Bell
Attorney for Personal Representative
E-mail Address:
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

SECOND 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. 732.221, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Betty Ann McVey McGonigle
10953 May Apple Ct.
Land O' Lakes, FL 34638
Attorney for Personal Representative:
John W. Hudzietz II, Esq.
E-Mail Address:
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

--- ACTIONS / SALES ---

SECOND 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 BOULEY ARD
PORT RICHEY, FLORIDA 34668
UNKNOWN SPOUSE OF ALEXIS
DANIELLE YARBROUGH
(LAST KNOWN ADDRESS)
7611 EMBASSY BOULEY ARD
PORT RICHEY, FLORIDA 34668

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 2305, REGENCY PARK,
UNIT TWELVE, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 16,
PAGES 7 THROUGH 9, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

a/k/a 7611 EMBASSY BOULEVARD, PORT RICHEY, FLORIDA 34668
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D- 220, Sunrise, FLORIDA

33323 on or before JANUARY 5TH, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this November 26, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
24-01139 NML
December 5, 12, 2025 25-02550P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023-CA-003823
PRIMARY RESIDENTIAL
MORTGAGE INC.,
Plaintiff, v.
MIGUEL A. VEGA, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on January 14, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 465, REGENCY PARK
UNIT ONE, according to the
plat thereof as recorded in Plat
Book 11, Pages 58 and 59, of the
Public Records of Pasco County,
Florida.
Property Address: 10105 Vine-
yard Lane, Port Richey, FL
34668

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

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

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

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

SUBMITTED on this 1st day of December, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
December 5, 12, 2025 25-02554P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2018CA000597
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF EFP
CAPITAL TRUST, SERIES 2022-2,
Plaintiff, v.
CHRISTOPHER J CHESNEY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 7, 2024, and an Amended Uniform Final Judgment of Mortgage Foreclosure dated November 21, 2025, issued in and for Pasco County, Florida, in Case No. 2018CA000597, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2 is the Plaintiff, and CHRISTOPHER J CHESNEY, UNKNOWN SPOUSE OF CHRISTOPHER J CHESNEY and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A CLAIRE VEGA are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 08, 2026, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 756, ALOHA GARDENS,
UNIT SEVEN, ACCORDING
TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK
10, PAGES 132, 133 AND 134,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

Property Address:
3303 Eisenhower Drive,
Holiday, FL 34691
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 26th day of November 2025.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
December 5, 12, 2025 25-02549P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2019CA003036CAAXWS
Wells Fargo Bank, National
Association, as Trustee for Citigroup
Mortgage Loan Trust, Series
2005-OPT4, Asset Backed
Pass-Through Certificates,
Series 2005-OPT4,
Plaintiff, vs.
Maurice Michael Mercier a/k/a
Maurice M. Mercier, et al.,
Defendants.

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

CORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 8, PAGES
35 AND 36, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
TAX ID:
30-25-16-0010-00000-0260

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

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

Dated this 25th day of November, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File #19-F01054
December 5, 12, 2025 25-02548P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2025CA000994CAAXES
Freedom Mortgage Corporation,
Plaintiff, vs.
Sabongkot Kaeboonprapai
Williams, et al.,
Defendants.

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

04-26-21-0140-00300-0120
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 25th day of November, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00850
December 5, 12, 2025 25-02547P

--- PUBLIC NOTICES / ACTION ---

SECOND 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.

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

Time: 09:00 AM

Sale to be held at www.storage-treasures.com.

1120 - Hamlin, Arynn; 2116 - Gonzalez, Jose Rafael; 2200 - Saffold, Lena; 2210 - Corbett, John; 2226 - Bryan, De Andre; 2246 - Dey, Michael; 2248 - Dey, Michael; 2264 - Smith, Heather; 3129 - Stampoulis, Patricia; 3206 - Padilla, Barbara; 3235 - Stout, Stephanie; 5002 - Alson, Eric; 5141 - Nelson, Peter; 6003 - Bias, Ronald; 6015 - Gordon, Howard; 7000 - Oquendo, Charles

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

01067 - Calvo, Kylie; 01072 - Rush, LaShawn; 01105 - carazo, Cameron; 01116 - Rhodes, Raby; 01122 - Oetker, Robert; 02007 - Mc Pherson Sharrock, Andrea; 02012 - Kennedy, Kendra; 020481 - Alexander, Christopher; 02054 - Velazquez, Victor; 02087 - Aguilera, Sapphire C; 02099 - House, Tionne; 02105 - Mendez, Dionne; 02115 - Bruce, Linda; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03169 - Kennedy, Charles; 03204 - Danko, Brittany; 03205 - Marotta, Leslie; 03210 - Cook, David Grant; 04078 - Cruz, Michelle; 04099 - Brunner, Matthew; 04151 - mcbride, Cindy; 04173 - Baio, Matthew; 04185 - Henderson, Kemuel; 04213 - Richards, Ahmad

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632

Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

133 - Beard, Justin; 156 - perrault, Katherine; 108 - Express Expediting Solutions Gomez, Jeremy; 284 - Mercado, Nelson; 304 - Valdez, Rito; 321 - ferris, Clayton; RV023 - Express Expediting Solutions Gomez, Jeremy

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:45 AM

Sale to be held at www.storage-treasures.com.

11037 - Singh, Tyriq; 11077 - Elysee, Peterson; 11093 - Bell, Heather; 11182 - DANIELE, DONIMIC; 11195 - Abell, William; 11292 - Adolph, Elizabeth; 12085 - Torres, Tabitha; 12130 - Desoto, Arlette; 12157 - Morales, Jason; 12169 - Hess, Melinda; 12182 - Dufour, Shelby; 12211 - shaffer, Michaela; 12253 - Tennant, Spencer; 12266 - Malin, Mary; 13019 - pannone, jillian; 13029 - Heredia, Roberto; 13068 - adams, jay; 13110 - Dennison, April; 13121 - Jackson, toby; 13186 - Staley, Andrew; 13217 - Gutierrez, Angela; 13250 - Hunsinger, Melanie; B131 - Daniele, Michael R; B163 - Scott, Danielle; C103 - Derosier, Amber; C104 - McKinnon, Kendra; C121 - Smoth, Rob; C135 - Moore, Kelly; C138 - Kinzie, Julie; C150 - Bellamy, Franzine; C157 - Batovsky, John; C209 - Ingle Miller, Dani; C217 - Santiago, Talisha; C236 - Ross, Devina; C237 - Richardson, Jennifer; C250 - Leddick, Leslie; C255 - Evans, Ronald; C366 - Johnson, Andrea; C400 - Surprenant, April; D136 - Bartlett, Kelly; D145 - Leathers, Dana; D219 - Walter, Amy; D274 - Rowles, Rebecca; D293 - Vazquez, Josue; D320 - Gresham, Amanda; D330 - Follone, Andrea

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Time: 11:30 AM

Sale to be held at www.storage-treasures.com.

1343 - mcfarland, Alexander; 1356 - Barnes, Abigail; 1478 - swords, Andrea; 1704 - bell, brian; 1705 - bell, brian; 1912 - Cusack, James

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 11:45 AM

Sale to be held at www.storage-treasures.com.

A0031 - Levandowski, Kayla; C1028 - Townsend, Sharee; D0003 - Brianas, Penelope; E1147 - Charette, Jacqueline; E1168 - Whipkey, Heather; E1191 - Dey, Michael; E1192 - Dey, Mary; E1204 - Durham, Barry; E1217 - neuhardt, shaina; E1232 - osorno, Jonathan; E1246 - Scinicariello, James C; E2213 - Scinicariello, James C; E2228 - Toro, Ariana; E2247 - Johnston, Brianna; E2296 - Quintero, Enid; E2302 - Dudley, Antonio; E2325 - Geoghegan, Daniel; E2358 - Johnson, Melissa; E2359 - Jackson, Sarah Ross

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

Time: 12:00 PM

Sale to be held at www.storage-treasures.com.

0A148 - Grace, Iemari; 0A158 - Drinosky, Brooke; 0A160 - Popovich, George; 0A164 - Richards, Dory; 0A187 - Pietr, Jasmine Jade; 0A231 - Fausto, Edward; 0A233 - Fernandez, David; 0A246 - Evans, Andrew; 0B013 - Goodin, Nikko; 0B021 - coats, janie; 0B031 - diesing, Ashley; 0B032 - Alligood, Amy; 0B050 - Goodrich, Kaitlyn; 0B052 - coyne, Kathleen; 0B110 - Mccoy, Virginia; 0B131 - Mccarthy, Kate; 0C024 - Hernandez, Kristine; 0C032 - Sandvik, Mark; 0C044 - Nunez, Gabriele; 0C116 - Chapman, Lisa; 0C133 - Darling, Eric; 0D015 - ZALDIVAR, YINA; 0D024 - von burger, Robert; 0D029 - Ortiz, Jean; 0E005 - Kelly, Mary E; 0E029 - Holbrook, Danelle; 0E140 - Hill, Jakaila; 0E152 - smith, Tammy; 0E178 - Tuohy, Margaret; 0E226 - crow, Skylar; 0E241 - Richards, Dory

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 12:15 PM

Sale to be held at www.storage-treasures.com.

002 - Poe, James; 003 - Matzinski, Heather; 050 - Horn, Janice; 059 - Jones, James; 066 - HUERTAS, JANICE; 091 - Reapp, Luke; 152 - Duncan, Jessie; 162 - Robinson, Latoya; 168 - Boyington, Tiffanthea; 195 - Holt, Joseph; 197 - Kalland, Jordan; 231 - Dieuville, Dermionne; 232 - Blainey, FRank; 243 - Harvey, Brandon; 291 - Joiner, Terrence; 311 - Ashby, Terri; 312 - Ashby, Tatiyanna; 356 - Carlson, Laura; 373 - Quealy, Mike; 376B - Willis, Duncan; 381B - Evers, Justin; 405 - Mothers of Minors Inc Clark, Andrea; 423 - Cortez, Raul; 436 - Davis, Tiffany; 481 - Scydick, Terry; 484 - kelleher, bruce; 500 - Davis, Tiffany; 608 - Husejnovic, Salko

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Time: 12:30 PM

Sale to be held at www.storage-treasures.com.

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

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

Time: 12:40 PM

Sale to be held at www.storage-treasures.com.

1011 - Dovi, Lupe; 1059 - Lynn, Katey; 1113 - Aikens, Jeremy; 2027 - Johns, Kendra; 2089 - Twitty, Joshua; 2115 - Garcia, Russell; 2217 - Feeley, Cindy; 3046 - White, Timothy; 3056 - White, Elna; 3075 - White, Elna; 3091 - Gordon, Nicole; 3092 - Julian, Beau; 3114 - Erick, Melanie; 4037 - Clouse, Susan; 4040 - Collins, Pamela; 5003 - Sommerio, Mario; 5013 - Castillo, Karina

PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245

Time: 01:15 PM

Sale to be held at www.storage-treasures.com.

A017-18 - Chillura, Raymond; B009 - Bologna, April; B016-05 - Internal Medicine Clinic Osman, Ayman; H020 - Burke- Ducharme, Adriana; J012-13 - Dunn, Kimberly; J014-15 - Salone II, Philip; M016A - Mesick, Savea

PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254

Time: 01:30 PM

Sale to be held at www.storage-treasures.com.

0204 - carter, Kelly; 0216 - Quearry, Michael; 0229 - Gibson, Deborah; 0232 - Harvey, Mary; 0238 - Fischer, Maria; 0248 - Miller, Kimberly; 0506 - Brown, Brandon; 0508 - Almonte, Catherine; 0512 - Miller, Kimberly; 0519 - luter, carla; 0524 - 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.storage-treasures.com.

0204 - Watson, Renee; 0512 - Allen, Chad; 0514 - Hopper, Jason; 0604 - Cabella, Lisa; 1105 - Harrison , David ; 1536 - Roche, Cynthia; 1543 - Shook, Maizy; 1709 - Mudry , Avelina ; 1714 - Hart, Rebecca; 1721 - Mitchell, Nathan; 1810 - Shook, Kimberly; 1905 - Hardy, Mercedes; 2012 - Woodrow, Carl; 2530 - Mcney, Stephen; 2554 - Oram, Tiffany

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
December 5, 12, 2025

25-02558P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on December 20, 2025, at the times and locations listed below.

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

U-STOR RIDGE RD

Start: December 20, 2025 05:00 AM EST

End: December 29, 2025 5:00 PM EST Location: 7215 Ridge Rd., Port Richey, FL 34668

Bidding: All bidding will take place online at bid13.com

C76 Martin Asua

F1 Kenny Bell

G86AC Shantavia Dovale

D42AC Micaela Hernandez

C40 Dannielle Keenan

D63AC Lynn Mahon

E25 Lynn Mahon

H4 Lynn Mahon

F6 Christina Lee Parker

RO003 Jose Rivera Rosario

D1 Lee Torie

B33 Kevin Williams

Start: December 20, 2025 05:00 AM EST

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: ANTHONY SYMONETTE

CASE: APD 25-045

LICENSE: 5716-6-GA

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

Dec. 5, 12, 19, 26, 2025 25-02557P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Name	Unit
James C. Ingles JR.	200
John D. Molnar	7
December 5, 12, 2025	25-02560P

THIRD 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 & OVERPASS, LLC, a Florida limited liability company Plaintiff, v. A.E. BURGIN; ROY H. LAIRD; VERABANK, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE U/W OF ANNIE LAIRD FBO THE ROY H. LAIRD MEMORIAL HOSPITAL FOUNDATION; C.J. DAVIDSON; W.J. WEAVER; ALDEN COFFEY; JP MORGAN CHASE BANK, N.A., successor to THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY; DR. J.F. MCVEIGH; THE BISHOP QUIN FOUNDATION, a Texas corporation; METHODIST CHILDREN'S HOME, successor to METHODIST HOME FOUNDATION, a Texas corporation; MEREKEN LAND AND PRODUCTION COMPANY, a Texas corporation, also known as

MEREKEN LAND & PRODUCTION COMPANY, a Texas corporation, formerly known as CARTER FOUNDATION PRODUCTION COMPANY; JPMORGAN CHASE BANK, N.A. AS AGENT FOR SINGIN' HILLS MINERALS, LTD. UNDER AGREEMENT DATED 5/14/2008; and all unknown persons, if alive and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

TO: Defendants, A.E. BURGIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against A.E. BURGIN; ROY H. LAIRD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY H. LAIRD; C.J. DAVIDSON, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the other persons claiming by, through,

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

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

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

Lot 2, Neukom Subdivision, an unrecorded subdivision, being more particularly described as follows: For a point of reference commence at the Northeast corner of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; thence South 00°10'15" West, along the East Boundary of the Northeast 1/4 of said Section 31, a distance of 669.38 feet to a point on the Southerly maintained right-of-way line of Fairview Heights Road; thence South 89°55'44" West, along said right-of-way line, a distance of 2624.89 feet to a point on the Easterly maintained right-of-way line of Handcart Road; thence South 00°11'37" West, along said right-of-way line, a distance of 320.59 feet for a Point of Beginning; thence continue South 00°11'37" West, along said right-of-way line a distance of 310.00 feet; thence South 89°55'59" East, a distance of 703.68 feet; thence North 00°11'35" East, a distance of 310.00 feet; thence North 89°55'59" West, a distance of 703.68 feet to the Point of Beginning. Subject to a perpetual right-

of-way easement over and across the West 35.00 feet thereof. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. DATED THIS November 24, 2025 Nikki Alvarez-Sowles, Esquire, Clerk of the Circuit Court of Pasco County Deputy Clerk: Haley Joyner JOHNSON POPE BOKOR RUPPEL & BURNS LLP 400 North Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jppfirm.com Secondary: sheadam@jppfirm.com Attorneys for Plaintiff www.jpfirm.com Nov. 28; Dec. 5, 12, 19, 2025

25-02525P

--- ACTIONS / SALES ---

THIRD INSERTION

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

NOTICE OF DEFAULT AND FORECLOSURE SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The sale will be held at 4620 Bay Boulevard, #1124, Port Richey, Florida 34668. The Secretary of Housing and Urban Development will bid \$182,376.69 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 conveying fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

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

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

Date: November 18, 2025
HUD Foreclosure Commissioner
Michael J Posner, Esquire
Lippe 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

Lippe 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 mposner@lippes.com.

What else can you do?

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Pauline Fay Helms a/k/a Pauline F. Helms, deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: Sherry J. Penoff

2481 North Oakmont Drive
Flagstaff, Arizona 86004
Attorney for Personal Representative: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 STEARNS, WILLIAMS & DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail: stacey@flprobatetrustlaw.com
December 5, 12, 2025 25-02543P

SECOND INSERTION

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.

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.

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@hnh-law.com
Secondary Email: lmartinez@hnh-law.com
December 5, 12, 2025 25-02544P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, IN AND FOR
PASCO COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO: 2025CP001080CPAXWS
DIVISION: I
IN RE: ESTATE OF
STEVE P. CONWAY aka STEVE
PATRICK CONWAY aka STEVE
CONWAY,
Deceased.

The administration of the estate of STEVE P. CONWAY aka STEVE PATRICK CONWAY aka STEVE CONWAY, "the decedent", whose date of death was April 21, 2025, is pending in the Circuit Court for County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: Christine Wiss and Matthew Wiss,

**1617 Lady Fern Trail,
Deland, FL 32720**
Personal Representative
Attorney for Personal Representative: /s/ Sherrille D. Akin
Sherrille D. Akin (Fla. Bar No. 826812)
Akin Law P.A.
600 W. New York Avenue
Deland, Florida 32720
Tel: (386) 738-5599
Primary Email: sakin@akin-law.com
Secondary Email: service@akin-law.com
Alternate Email: service2@akin-law.com
Attorney for Personal Representative
December 5, 12, 2025 25-02538P

SECOND INSERTION

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

CASE NO.: 2024-CA-000171
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, VS.
HILDEGARD DAVIDSON, et al.
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on October 27, 2025, in Case No. 2024-CA-000171, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JOSEPH E. MILLER, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN SPOUSE OF HILDEGARD DAVIDSON, UN-

KNOWN SPOUSE OF JOSEPH E. MILLER, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 5th day of January 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1723, THE HIGHLANDS, UNIT 9, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE NORTH 89 DEG. 50' 23" EAST, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 1, A DISTANCE OF 556.51 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE

NORTH 89 DEG. 50' 23" EAST, A DISTANCE OF 340.00 FEET; THENCE NORTH 01 DEG. 32' 17" WEST, A DISTANCE OF 215.35 FEET TO THE INTERSECTION OF A CURVE HAVING A CENTRAL ANGLE OF 31 DEG. 28' 23"; RADIUS OF 60 FEET; TANGENT DISTANCE OF 16.91 FEET; CHORD BEARING AND DISTANCE OF NORTH 68 DEG. 44' 11" WEST, 32.55 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.96 FEET; THENCE SOUTH 66 DEG. 49' 22" WEST, A DISTANCE OF 330.56 FEET; THENCE SOUTH, A DISTANCE OF 97.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 1986 DOUBLE-WIDE MOBILE HOME AFFIXED TO THE REAL PROPERTY, IDENTIFIED BY VIN NUMBERS FLFL2AF483207812 & FL-

FL2BF483207812, AND TITLE NUMBERS 44051976 & 44051988. Also known as 18021 APPLE-JACK CT, SPRING HILL, FL 34610 (the "Property"), together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated this 27th day of October 2025.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road,
Suite 100E,
Greenacres, FL 33467,
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
December 5, 12, 2025 25-02553P

PUBLISH YOUR LEGAL NOTICE

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--- ACTIONS / SALES / ESTATE ---

THIRD INSERTION

NOTICE OF PETITION FOR AUTHORITY TO SELL REAL PROPERTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-GA-119
IN RE: GUARDIANSHIP OF
EILEEN KAY BERGER
NOTICE IS HEREBY GIVEN pursuant to Section 744.631(2), Florida Statutes, that the undersigned Guardian has filed a Petition for Authority to Sell Real Property belonging to the above-named Ward in the Circuit Court for Pasco County, Florida.

The property which is the subject of the petition is described as follows:
Address: 360 10th Ave S., Safety Harbor, FL 34695 Legal Description: Lots 6, 7, and 8, together with the South ½ of vacated alley lying North of Lots 6, 7, & 8, Block 12, Revised Map of Seminole Park, according to the plat thereof, as recorded in Plat Book 4, Page 45, of the Public Records of Pinellas County, Florida.
PIN: 04-29-16-80028-012-0060
(Pinellas County, Florida)

The Guardian seeks authority to sell the Ward's interest in said property upon such terms as the Court may approve.

Any interested person may file written objections to the Petition with the Clerk of the Circuit Court, Probate Division, Pasco County Courthouse, within 30 days after the date of publication of this notice.

If no objections are filed, the Court may consider and rule upon the Petition without further notice or hearing.

DATED this 19th day of November, 2025.

KAYLEE APPLETON, Petitioner
14738 Morning Drive
Lutz, Florida 33559
Telephone: (813) 975-1234
/s/ Jaleh Lee
JALEH LEE, ESQ.
Florida Bar Number: 92966
5802 State Road 54
New Port Richey, FL 34652
Telephone: (727) 853-1200
Fax: (727) 376-3146
E-Mail: jaleh@pascoelderlaw.com
Secondary E-Mail:
paralegal@pascoelderlaw.com
Nov. 28; Dec. 5, 12, 19, 2025

25-02517P

SECOND INSERTION

NOTICE TO CREDITORS (Trust Administration) IN RE: THE ESTATE OF CHARLES ARTHUR HOGAN a/k/a CHARLES A. HOGAN Deceased.

CHARLES ARTHUR HOGAN a/k/a CHARLES A. HOGAN, a resident of Pasco County, Florida, who died on March 17, 2025, was the grantor of a trust entitled the Amended & Restated Charles A. Hogan Family Revocable Inter Vivos Trust u/a/d January 16, 2018, which is a trust described in Fla. Stat. Section 733.707(3) of the Florida Probate Code and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The names and addresses of the Trustee and the Attorney for the Trustee are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must serve the Trustee and Attorney for the Trustee with a Statement of Claim WITHIN THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of the decedent must serve the Trustee and Attorney for the Trustee with a Statement of Claim WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is December 5, 2025.

/s/ Shawn R. Hogan
SHAWN R. HOGAN, Trustee
26 Warren Avenue
Amesbury, MA 01913
Jarrod D. Prater, Esq.
Florida Bar No.: 1008355
THE HOGAN LAW FIRM, LLC
Attorney for Trustee
Post Office Box 485
Brooksville, FL 34605-0485
Telephone: (352) 799-8423
pleadings@hoganlawfirm.com
December 5, 12, 2025 25-02539P

SECOND 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 Moshichuk 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 Moshichuk 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, 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#: FLHMLCB118515353A AND VIN#: FLHMLCB118515353B.

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, 12, 2025 25-02552P

SECOND 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 beginning at 11:00 a.m. Eastern Time on January 26, 2026, the following described properties as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 12, BLOCK 46, MYRTLE GROVE FIRST ADDITION,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGES 2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 34-2109-009-6120
Property address: 23974 Terracina Court, Land O Lakes, FL 34663

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO 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, NA
By: /s/ Danielle Rundlett Burns
Danielle Rundlett, Esq.
Florida Bar No.: 722561
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 516-6303
Email: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
December 5, 12, 2025 25-02556P

SECOND INSERTION

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

Case No.: 2025CA002108

TRIUMPH ROOFING CORPORATION, a Florida for profit corporation, Plaintiff, v. ROSE TRAIL LLC, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Amended Final Default Judgment of Foreclosure dated November 21, 2025, and entered in Case No. 2025CA002108 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein TRIUMPH ROOFING CORPORATION is the Plaintiff, and ROSE TRAIL LLC is the Defendant, the Clerk of Court will sell to the highest and best bidder for cash at 11:00 AM on the 6th day of January, 2026, via online auction at <https://www.pasco.realforeclose.com>, the following described property as set forth in said Final Judgment, to wit:

Property Address: 3455 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

SECOND 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.

EUPELL HENSON, THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, AND CREDITORS OF HELEN MACDOUGALL, ROBERT L. TAYOR, Defendant(s),

TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, 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 being 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 immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMANDED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE 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 scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

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

SECOND INSERTION

NOTICE OF ACTION

(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA003579CAAXES
DIVISION:

Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Sierra Surplus Recovery, LLC, Alphonsamma Varghese, and All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Shirley F. Ringuette, Defendants.

TO: Estate of Shirley F. Ringuette
12025 Burton Street
New Port Richey, Florida 34654

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JANUARY 5TH, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this November 26, 2025.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
December 5, 12, 19, 26, 2025
25-02546P

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.

2025CA002990CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES J. FLEMING, DECEASED; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL JAMES FLEMING, DECEASED; CAITLYN LEE FLEMING; BEACON WOODS EAST HOMEOWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL JAMES FLEMING, DECEASED
LAST KNOWN ADDRESS)
8801 SEELEY LANE,
HUDSON, FLORIDA 34667

ALL UNKNOWN HEIRS, CREDITORS, DEVI SEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE EST ATE OF MICHAEL JAMES FLEMING, DECEASED
LAST KNOWN ADDRESS)
8801 SEELEY LANE,
HUDSON, FLORIDA 34667

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 111, BEACON WOODS EAST, SANDPIPER VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 67 THROUGH 71, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 8801 SEELEY LANE, HUDSON, FLORIDA 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D- 220, Sunrise, FLORIDA 33323 on or before JANUARY 5, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's 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 2 day of December, 2025

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court (SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 2540946/CMS
December 5, 12, 2025 25-02551P

OFFICIAL COURTHOUSE WEBSITES

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