

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2025CP001941CPAXWS
IN RE: ESTATE OF
DEWEY EUGENE COON,
a/k/a DEWEY E. COON,
a/k/a DEWEY COON,
Deceased.

The administration of the estate of DEWEY EUGENE COON, a/k/a DEWEY E. COON, a/k/a DEWEY COON, deceased, whose date of death was SEPTEMBER 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 19, 2025.

Personal Representative:
FRANCINE ROCCO
2431 NW Street, Apt. 4403
Gainesville, FL 32606
Attorney for Personal Representative:
RODOLFO SUAREZ, JR. ESQ.
Attorney
Florida Bar Number: 013201
9100 S Dadeland Blvd., Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
Fax: (305) 448-4211
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
December 19, 26, 2025 25-02643P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.
2025CP001953CPAXWS
IN RE: ESTATE OF
PETER ROCCO
Deceased.

The administration of the estate of PETER ROCCO, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 19, 2025.

Personal Representative:
Margaret Stacey Szulczezki
2046 Norfolk Drive
Holiday, Florida 34691
Attorney for Personal Representative:
Rodolfo Suarez, Jr., Esq.
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
December 19, 26, 2025 25-02626P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024CA001317CAAXWS

BANK OF AMERICA, N.A., Plaintiff,

VS.

UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; ELEANOR CRITCHLAW; HOLLY LANG; 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, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 1, 2025 in Civil Case No. 2024CA001317CAAXWS, in the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; ELEANOR CRITCHLAW; HOLLY LANG; 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.

Dated this 11th day of December, 2025
By: Paris A. Roach
Paris A. Roach, Esq.
DELUCA LAW GROUP, PLLC
Bar Number: 1028751
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY
E-MAIL FOR SERVICE
PURSUANT TO FLA. R.
JUD. ADMIN 2.516
service@delucalawgroup.com
24-06457-1

December 19, 26, 2025 25-02613P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.
2025CP001953CPAXWS
IN RE: ESTATE OF
RANDY PAUL DOOLEY
Deceased.

The administration of the estate of RANDY PAUL DOOLEY, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 19, 2025.

Personal Representative:
Wayne Lewis Nichols
18 Pettipaug Road
Haddam Neck, CT 06424-3117
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Address:
emancinlaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
December 19, 26, 2025 25-02626P

FIRST INSERTION

scribed real property as set forth in said Final Judgment, to wit:

LOT 226, EMBASSY HILLS UNIT ONE, AS SHOWN ON PLAT AS RECORDED IN PLAT BOOK 11, RAGES 86, 87 AND 88, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

IMPORTANT AMERICANS WITH DISABILITIES ACT:

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 12th day of December, 2025.

By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgeppte.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
1092-13100B
December 19, 26, 2025 25-02612P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2025CA003269CAAXWS

AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff,
vs.

YUNIER ALFREDO JUSTIZ FARRAY; et al
Defendants.

TO: YUNIER ALFREDO JUSTIZ FARRAY Y, 8805 LIDO LN PORT RICHEY, FL 34668 TERESITA DE LA CARIDAD FARRES LUGO; 8805 LIDO LN PORT RICHEY, FL 34668

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

LOT 1036 AND THE NORTH 5 FEET OF LOT 1035, EMBASSY HILLS UNIT SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 8805 LIDO LN, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before January 20, 2026, and file the original with the clerk of this court

either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

IMPORTANT

AMERICANS WITH DISABILITIES

ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED on 12/12/2025

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF THE CIRCUIT COURT

By: Julian Garcia

DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
December 19, 26, 2025 25-02618P

FIRST INSERTION

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

CASE NO. 2023CA003523CAAXWS

ARC HOME LOANS LLC (F/K/A

ARC MORTGAGE LLC), Plaintiff,

vs.

DIANA L. CRAWFORD-CLINE

F/K/A DIANA L. CLINE; MICHAEL

P. CLINE; UNITED STATES OF

AMERICA, ON BEHALF OF THE

SECRETARY OF VETERANS

AFFAIRS; LEE I. SIMON;

JENNIFER F. SIMON; 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).

TO: LEE I. SIMON

Last Known Address

1086 E ROGGEN WAY

SUPERIOR, CO 80027

Current Residence is Unknown

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1902
Division ES
IN RE ESTATE OF
ALFRED GLENN CARTER
Deceased.

The administration of the estate of ALFRED GLENN CARTER, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 19, 2025. Attorney for Personal Representative: Denise A. Welter, Esquire Florida Bar Number: 585769 Welter Law Office 2312 Cypress Cove, Suite 101 Wesley Chapel, FL 33544 Telephone: (813) 736-9080 E-Mail: info@welterlawoffice.com Secondary E-Mail: service@welterlawoffice.com December 19, 26, 2025 25-026645P

FIRST INSERTION

NOTICE OF ONLINE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-1924-WS
HARVEY SCHONBRUN, AS
TRUSTEE,
Plaintiff, vs.

ANA L. CORONA and UNKNOWN
TENANT(S) IN POSSESSION n/k/a
PEDRO CORONA,
Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Nikki Alvarez-Sowles, Clerk & Comptroller, will sell the property situate in Pasco County, Florida, described as:

Lot 394, of proposed/unrecorded Plat of PALM TERRACE GARDENS, UNIT ONE, according to the proposed Plat attached to the instrument recorded in O.R. Book 544, Page 387, of the Public Records of Pasco County, Florida.

Property Address: 7621 Ilex Dr. Port Richey FL 34668

in an electronic sale, to the highest and best bidder, for cash, on JANUARY 15, 2026, at 11:00 a.m. at www.pasco.reaforeclose.com in accordance with Chapter 45 Florida Statutes.

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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext. 8110; TDD 1-800-955-8771 via Florida Relay Services, no later than seven days prior to any proceeding.

Dated: December 16, 2025.

Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P.A.
Post Office Box 20587
Tampa, Florida 33622-0587
813/229-0664 phone
December 19, 26, 2025 25-02641P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION DIVI-
SION
CASE NO. 2025CA001326CAAXES
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST INC.,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES
2006-HE2,
Plaintiff,
vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
LINDA BROCKMAN A/K/A LINDA
S. WOODS, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2025, and entered in 2025CA001326CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH

CERTIFICATES, SERIES 2006-HE2 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA BROCKMAN A/K/A LINDA S. WOODS, DECEASED; EDWARD BROCKMAN; THOMAS JAMES WOOD, JR.; CHARLES EDWARD BRIAN WOOD are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.reaforeclose.com, at 11:00 AM, on January 06, 2026, the following described property as set forth in said Final Judgment, to wit:

ONE ACRE SQUARE IN THE SE CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 22, TOWNSHIP 26, RANGE 21, OF PASCO COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 26, RANGE 21, RUN WEST 210.0 FEET, NORTH 210.0 FEET, EAST 210.0 FEET, AND SOUTH 210.0 FEET TO THE POINT OF BEGINNING ALL BEING IN PASCO COUNTY, FLORIDA.

Property Address: 37057 ST CYR CIR, ZEPHYRHILLS, FL 33541

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2024 CA 001123

SIERRA PACIFIC MORTGAGE
COMPANY, INC.,
Plaintiff,

vs.
MICHAEL J. GARCIA A/K/A
MICHAEL GARCIA; JESSICA C.
GARCIA A/K/A JESSICA GARCIA;
SEVEN OAKS PROPERTY
OWNERS' ASSOCIATION, INC.;
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, GRANTEES,
OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 29, 2025 in Civil Case No. 2024 CA 001123, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, SIERRA PACIFIC MORTGAGE COMPANY, INC. is the Plaintiff, and MICHAEL J. GARCIA A/K/A MICHAEL GARCIA; JESSICA C. GARCIA A/K/A JESSICA GARCIA; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC.; 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.reaforeclose.com on February 2, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 14 OF SEVEN
OAKS PARCELS S-11 AND S-15,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE(S) 62 THROUGH 74, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND THAT PART OF TRACT D-1 OF SEVEN OAKS PARCELS S-11 AND S-15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE(S) 62 THROUGH 74, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING ADJACENT TO LOT 10, BLOCK 14, OF SAID SEVEN OAKS PARCELS S-11 AND S-15, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, RUN THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10, THE FOLLOWING SIX (6) COURSES: 1) NORTH 57°12'00" WEST, 11.58 FEET; 2) NORTH 82°47'32" WEST, 10.22 FEET; 3) NORTH 69°14'53" WEST, 21.75 FEET; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 10, NORTH 49°30'00" EAST, 11.41 FEET TO THE POINT OF BEGINNING.

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 AMERICANS WITH
DISABILITIES ACT:

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 11th day of December, 2025.

By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail: ServiceMail@aldridgeppte.com

ALDRIDGE PITE, LLP
Attorney for Plaintiff

401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444

Telephone: 561-392-6391

Faximile: 561-392-6965

1221-16082B

December 19, 26, 2025 25-02611P

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 11 day of December, 2025.

By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100
Boca Raton, FL 33487

Telephone: 561-241-6901

Faximile: 561-997-6909

Service Email: fmail@raslg.com

24-255005 - NaP

December 19, 26, 2025 25-02615P

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR PASCO COUNTY, CIVIL
DIVISION
CASE NO.:
2025CA003221CAAXWS
GUARANTEED RATE, INC.,
Plaintiff,
vs.

ELAINE GIAMMETTA; et al
Defendants.

TO: ELAINE GIAMMETTA; 4550 BAY
BLVD APT 1224 PORT RICHEY, FL
34668 3 UNKNOWN SPOUSE OF
ELAINE GIAMMETTA; 4550 BAY
BLVD APT 1224 PORT RICHEY, FL
34668

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

UNIT A, BUILDING 3082,
OF GARDENS OF BEACON
SQUARE CONDOMINIUM
NUMBER FOUR, A CONDO-
MINIUM, ACCORDING TO
THE DECLARATION OF CON-
DOMINIUM RECORDED IN
OFFICIAL RECORDS BOOK
588, PAGE 515, AND ALL SUB-
SEQUENT AMENDMENTS
THERETO, TOGETHER WITH
ITS UNDIVIDED SHARE IN
THE COMMON ELEMENTS
IN THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Also known as 4411 SUNSTATE
DR #4411, NEW PORT RICHEY,
FL 34652

DATED on 12/12/2025

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT
By: Julian Garcia
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd
Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252

Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com

Counsel for Plaintiff

December 19, 26, 2025 25-02617P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:
2025CA002673

DATA MORTGAGE INC., DBA
ESSEX MORTGAGE,
Plaintiff,
vs.

DYLAN L. REVELS A/K/A DYLAN
REVELS; et al.,
Defendant(s).

TO: Dylan L. Revels a/k/a Dylan Lavan
Revels a/k/a Dylan Revels

Last Known Residence:

36141 Zinnia Ave Zephyrhills, FL 33541

TO: Miranda Revels

Last Known Residence:

36141 Zinnia Ave Zephyrhills, FL 33541

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

LOT 176, SANDALWOOD MO-

BILE HOME COMMUNITY,
ACCORDING TO THE PLAT
THEREOF AS RECORDED

IN PLAT BOOK 23, PAGE 149,

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 401
W. Linton Blvd. Suite 202-B Delray
Beach, FL 33444, or before January
20, 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 or petition.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR ORANGE PASCO, FLORIDA CASE NO.: 2025CA002357CAAXES

ABBOTT PARK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.

JEREMY DOMINIQUE HALL, et al.,

Defendant(s).

To: Tiffany Jade Swanson

7811 Davie Ray Dr.

Zephyrhills FL 33540

Unknown Parties In Possession

7811 Davie Ray Dr.

Zephyrhills FL 33540

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

Lot 40, Block 9, Zephyr Lakes Subdivision Phase 1A, 2A, 2B & 4A, according to the plat as recorded in Plat Book 80, Pages 37 through 48 of the Public Records of Pasco County, Florida.

has been filed against you and you are required to file written defenses, if any, to it on CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages. Due on or before January 20th, 2026.

DATED: December 16th, 2025
Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
By: Haley Joyner
Deputy Clerk

Arias Bosing, PLLC
280 W. Canton Ave, Suite 330
Winter Park, FL 32789
December 19, 26, 2025 24-02638P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR ORANGE PASCO, FLORIDA CASE NO.: 2025CA002047CAAXWS

TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs.

DELORSE JEANNE SUMMERTFORD, et al.,

Defendant(s).

To: Delorse Jeanne Summerford

8027 San Bernardino Dr.

Port Richey, FL 34668

Unknown Parties In Possession

8027 San Bernardino Dr.

Port Richey, FL 34668

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

Lot 216, San Clemente Village, according to map or plat thereof, as recorded in Plat Book 12, Pages 23 and 24, of the Public Records of Pasco County, Florida. has been filed against you and you are required to file written defenses, if any, to it on CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

Due on or before January 20th, 2026.
DATED: December 16th, 2025
Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
By: Haley Joyner
Deputy Clerk

Arias Bosing, PLLC
280 W. Canton Ave, Suite 330
Winter Park, FL 32789
December 19, 26, 2025 24-02639P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CA001591CAAXES

THE BANK OF NEW YORK MELLON TRUST COMP ANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION

AS TRUSTEE OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASSTHROUGH CERTIFICATES, SERIES 2000-4,

Plaintiff, v.

UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET D.

ALLIO A/K/A MARGARET ALLIO A/K/A MARGARET ANN ALLIO, DECEASED; RONDA SARGENT, AS POTENTIAL HEIR OF THE ESTATE OF MARGARET D. ALLIO A/K/A MARGARET ALLIO A/K/A MARGARET ANN ALLIO, DECEASED; 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; UNKNOWN TENANT #1, Defendant.

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET D. ALLIO A/K/A MARGARET ALLIO A/K/A MARGARET ANN ALLIO, DECEASED (RESIDENCE UNKNOWN)

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

THE EAST 136 FEET OF THE NORTH 72 FEET OF TRACT 4, IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1,

PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY OVER AND ACROSS THE EAST 16 FEET THEREOF. TOGETHER WITH THE 2000 PALM HARBOR FLORIDIAN 28 X 46 MOBILE HOME, VIN NUMBERS PH0612701AFL AND PH0612701BFL, TITLE NUMBERS 81871742 AND 81871784.

a/k/a 38606 Daugherty Rd, Zephyrhills, FL 33540

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before January 20th, 2026, a date which is within thirty (30) days after the first publication of this Notice in 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.

WITNESS my hand and the seal of this Court this 16th day of December, 2025.

TIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT DADE CITY COURTHOUSE, 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, PHONE NO. (352) 521-4542 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

As Clerk of the Court
(SEAL) By Haley Joyner
As Deputy Clerk
25-CA-1591-ES

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
December 19, 26, 2025 25-02640P

FIRST INSERTION

NOTICE OF ACTION:
CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2025CA002529CAAXWS

NEXUS NOVA LLC, Plaintiff,

vs.

STEPHEN PEARSON; et al Defendants.

TO: UNKNOWN HEIRS OF AMANDA PEARSON; 3634 NIXON RD HOLIDAY, FL 34691 ESTATE OF AMANDA PEARSON; 3634 NIXON RD HOLIDAY, FL 34691

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

LOT 296 OF ALOHA GARDENS UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 25 AND 26, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 3634 NIXON RD, HOLIDAY, FL 34691.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 1/20/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the relief demanded in the complaint or petition.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727-847-2411 (voice) in New Port Richey, 727-847-8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED on 12/11/2025

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT

By: Julian Garcia
DEPUTY CLERK

SOKOLOF REMTULLA, LLP

Suite 302

Boca Raton FL 33431

Telephone: 561-507-5252

Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

December 19, 26, 2025 25-02642P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA001971CAAXES

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021

COTTAGE-TT-V, Plaintiff,

vs.

REGINALD SCOTT CAULER; et al, Defendant(s).

To the following Defendant(s): REGINALD SCOTT CAULER (Last Known Address: 3622 Pine Ribbon Drive, Land O Lakes, FL 34638)

UNKNOWN SPOUSE OF REGINALD SCOTT CAULER (Last Known Address: 3622 Pine Ribbon Drive, Land O Lakes, FL 34638)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 3, IN BLOCK 6, OF BEXLEY SOUTH PARCEL 3 PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 3622 PINE RIBBON DRIVE, LAND O LAKES, FL 34638

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 01/20/2026, 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 No. 2010-08

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 this December 12, 2025

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
(SEAL)

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
December 19, 26, 2025 25-02621P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002070CAAXWS

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF PRPM 2024-NQM1 TRUST, Plaintiff,

vs.

TREASURE VALLEY VENTURES, LLC; et al, Defendant(s).

To the following Defendant(s): UNKNOWN TENANT #1 (Last Known Address: 5200 BEHMS CT, PORT RICHEY, FL 34668)

UNKNOWN TENANT #2 (Last Known Address: 5200 BEHMS CT, PORT RICHEY, FL 34668)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 5, BLOCK 2, BEHMS SUB-DIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 5200 BEHMS CT, PORT RICHEY, FL 34668

WITNESS my hand and the seal of this Court this December 15, 2025

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

Ghidotti | Berger LLP, Attorney for Plaintiff,

10800 Biscayne Blvd., Suite 201,
Miami, FL 33161

December 19, 26, 2025 25-02622P

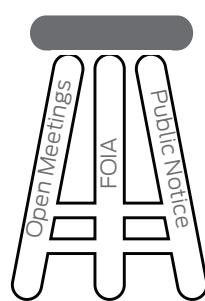
default will be entered against you for the relief demanded in the complaint or petition.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you

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

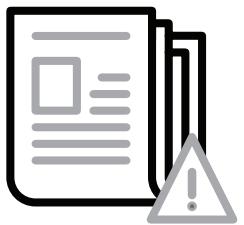
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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.

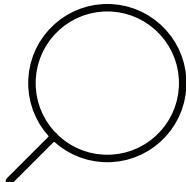


Citizens continue to learn about vital civic matters from newspaper notices.

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

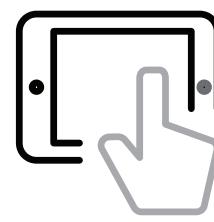
Verifying publication is difficult-to-impossible on the web.

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

Commercial Notices

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

Court Notices

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

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

Commercial Notices

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

Court Notices

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

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

--- PUBLIC NOTICES ---

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Acacia Fields Community Development District

The Board of Supervisors ("Board") of the Acacia Fields Community Development District ("District") will hold a regular meeting and public hearing on January 13, 2026, at 9:00 a.m. at The Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Allocation Report dated November 6, 2025. The proposed bonds will fund of the public improvements described in the Master Engineer Report dated November 6, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$53,500,000 principal in debt, including interest, collection costs, and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type
ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% OF EAU'S	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Townhome 18'	48	0.36	17	4%	\$2,022,667	\$42,139	\$182,193	\$3,796
Townhome 20'	60	0.40	24	5%	\$2,809,259	\$46,821	\$253,046	\$4,217
Single Family 40'	185	0.80	148	32%	\$17,323,765	\$93,642	\$1,560,452	\$8,435
Single Family 50'	54	1.00	54	12%	\$6,320,833	\$117,052	\$569,354	\$10,544
Single Family 51'	114	1.02	116	25%	\$13,610,861	\$119,394	\$1,226,009	\$10,754
Single Family 55'	65	1.10	72	16%	\$8,369,251	\$128,758	\$753,867	\$11,598
Single Family 65'	20	1.30	26	6%	\$3,043,364	\$152,168	\$274,133	\$13,707
TOTAL	546		457	100%	\$53,500,000		\$4,819,054	

(1) Represents maximum assessments for the District and allocated by EAU.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 813-933-5571 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Scott Brizendine, District Manager

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Acacia Fields Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Engineer Report dated November 6, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Tampa, Florida 33614 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Develop-

ment District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

fits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report dated November 6, 2025 (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$41,364,879.80 (hereinafter referred to as the "Estimated Cost").

6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$53,500,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:

a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.

b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

c. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

d. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

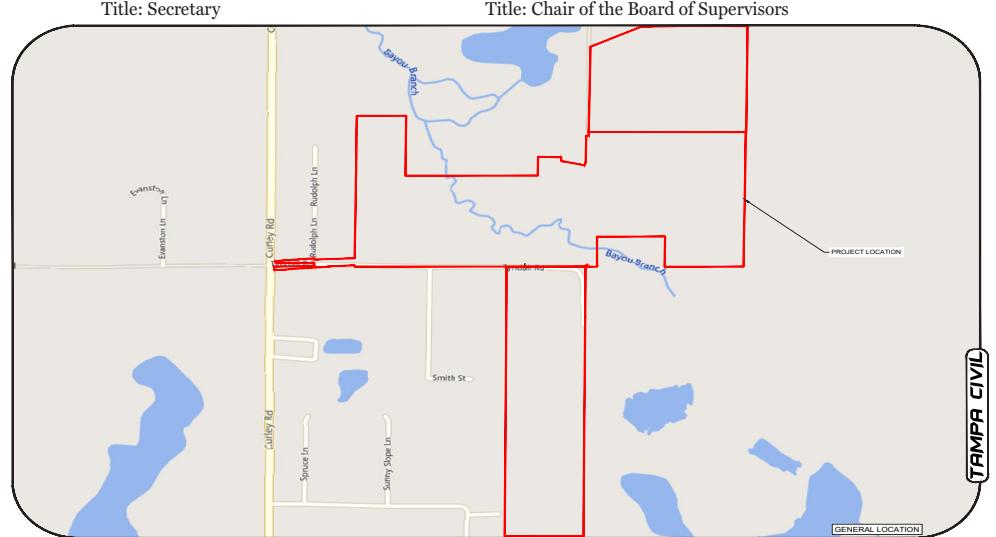
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on December 9, 2025.

Attest:

/s/ Scott Brizendine
Printed Name: Scott Brizendine
Title: Secretary

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



SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION

File No. 2025-CP-001865-WS
IN RE: ESTATE OF REINE F. SIX
Deceased.

The administration of the estate of REINE F. SIX, deceased, whose date of death was October 7, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal represen-

tative 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:
/s/ Jamie D. Mortellaro
JAMIE D. MORTELLARO

10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
/s/ David J. Wollink
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: jamie@wollinka.com
Secondary E-Mail:
davidj@wollinka.com
December 12, 19, 2025 25-02603P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA

THENCE S 00 degrees 30' 54" W,
90.0 FEET TO THE POINT OF
BEGINNING.

PROPERTY ADDRESS: 38621
NORTH AVE, ZEPHYRHILLS,
FL 33542

IF YOU ARE A PERSON CLAIMING

A RIGHT TO FUNDS REMAINING

AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING

FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS.

If you are a person with a disability

who needs an accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact: Public Information Dept.,

Pasco County Government Center,

7530 Little Rd., New Port Richey, FL

34654; Phone: 727.847.8110 (voice)

in New Port Richey, 352.521.4274, ext

8110 (voice) in Dade City, Or 711 for the

--- ESTATE ---

SECOND 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. 732.2211, 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 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

SECOND 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 732.2211, Florida Statutes. 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@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
December 12, 19, 2025 25-02599P

SECOND 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 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
December 12, 19, 2025 25-02574P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 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.

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 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Personal Representative:**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

SECOND 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, FL 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:**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

SECOND 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, FL 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 25-02571P

SECOND 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**

--- ACTIONS / SALES ---

SECOND 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 Foreclosure 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, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON 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, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

BEING THE SAME PROPERTY AS CONVEYED FROM ANNE M. SANDUSKY, A WIDOW AND SURVIVING SPOUSE OF ROBERT D. SANDUSKY, HIS WIFE TO WALTER M. AINSWORTH AND ELISTAMEE AINSWORTH, HIS WIFE AS SET FORTH IN DEED BOOK 1612, PAGE 1035,

DATED 5/29/1987, RECORDED 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 "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 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.

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 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 covering 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 THEREOF 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. Guffman, 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 publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 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
25-11623FL
December 12, 19, 2025 25-02607P

SECOND INSERTION

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, GRANTEES, 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), UNKNOWN SPOUSE OF BRITTANY HOFF (address unknown), and any and all other persons claiming any interest by, through, under or against said Defendant(s) including such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not Sui Juris.

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

Lot 29, RIDGE CREST GARDENS, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 4 through 7, inclusive, of the Public Records of

Pasco County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to 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 demanded in the Complaint.

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

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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 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, CHAPEL 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 COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the

first date of publication on or before 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 demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on 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

SECOND 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 Foreclosure 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 following 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 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

DA.

and commonly known as: 6400 12TH ST, ZEPHYRHILLS, FL 33542 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 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.

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

THENCE RUN S89 DG 58MIN 52°EAST 619.33 FT, THENCE RUN SOO 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.

--- ACTIONS / SALES ---

SECOND 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
CARABALLO, 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 MARIA
D CORAA/K/A MARIA CORA
CORA ROMERO A/K/A MARIADE
LOS CORA COLON ROMERO A/K/A
MARIADELOS 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
CORA/K/A MARIA CORA CORA
ROMERO A/K/A MARIADELOS
CORA COLON ROMERO A/K/A
MARIADELOS 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 - COMUN
IDAD LAS 500 TAS CALLE DIAMANT
TES, CASA 7E, ARROYO, PR 00714

UNKNOWN SPOUSE OF LYNNETTE
CORA ROMERO
LAST KNOWN ADDRESS - COMUN
IDAD LAS 500 TAS CALLE DIAMANT
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, CRED
ITORS, DEVISES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PART
IES 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
BALO

LAST KNOWN ADDRESS - 6200
SEAFORD DRIVE, HOLIDAY FL
34690

You are notified of an action to fore
close a mortgage on the following property
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 Circuit
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 MA
RIA D CORA A/K/A MARIA CORA
CORA ROMERO A/K/A MARIADE
LOS CORA COLON ROMERO A/K/A
MARIADELOS A CORA ROMERO
A/K/A CORA ROMERO; UNKNOWN
SPOUSE OF MARIA CORA ROMER
O A/K/A MARIA D CORA A/K/A
MARIA CORA CORA ROMERO
A/K/A MARIADELOS CORA CO
LON ROMERO A/K/A MARIADE
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 ROMER
O; 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, CRED
ITORS, DEVISES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PART
IES CLAIMING AN INTEREST BY,
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ARROYO, PR 00714

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LAST KNOWN ADDRESS - URB.
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IES CLAIMING AN INTEREST BY,
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JOSE A CARABALLO A/K/A JOSE
ANTONIO CARABALLO A/K/A JOSE
CARABALLA A/K/A JOSE A CARA
BALO

LAST KNOWN ADDRESS - 6200
SEAFORD DRIVE, HOLIDAY FL
34690

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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 Circuit
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

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: mdlemon@hillwallack.com
service@hillwallack.com
December 12, 19, 2025 25-02581P

25-02570P

SECOND 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 interest
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
demanded 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 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
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



How much do legal notices cost?

SECOND INSERTION



Who benefits from legal notices?

Y ou 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?

A Simplicity 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?

A 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 fulfill all
of those standards.

How much do legal
notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

**PUBLISH
YOUR
LEGAL NOTICE**

Call 941-906-9386
and select the appropriate County
name from the menu.
or email
legal@businessobserverfl.com

**Business
Observer**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ACTIONS ---

FOURTH 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; MERKEN LAND
AND PRODUCTION COMPANY, a
Texas corporation, also known as

MERKEN 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 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 prop-
erty 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 AT-
ACHED HERETO AND MADE A
PART HEREOF, has been filed against
you and you are required to serve a
copy of your written defenses, if any,
to Plaintiff's attorney, LEONARD H.
JOHNSON, ESQUIRE, and SHEADA
MADANI, ESQUIRE of the law firm of
JOHNSON POPE BOKOR RUPPEL
& BURNS LLP, whose address is 400
North Ashley Drive, Suite 3100, Tampa,
Florida 33602, lenj@jpfirm.com,
or sheadam@jpfirm.com, telephone
number (813) 225-2500, attorneys for
the Plaintiff, HANDCART & OVER-
PASS, 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 immedi-
ately 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 be-
low is situated in the County of
Pasco, State of Florida, and is de-
scribed as follows:

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

For a point of reference com-
mence 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 Begin-
ning; 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 Begin-
ning. 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 pro-
vision of certain assistance. Please con-
tact the Office of the Court Administra-
tor, 7530 Little Road, Port Richey, FL
34654, (727) 847-8135, at least seven
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing 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

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Nov. 28; Dec. 5, 12, 19, 2025
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LV20906-V26

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

