

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE  
AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT  
(PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Avalon Park West Community Development District (“District”) hereby gives the public notice of its intent to promulgate a rule entitled Rules Relating to Parking on District Property (“Proposed Rule”). The Proposed Rule number is PARKING-2026-07. Prior notice of rule development was published in the Business Observer on December 12, 2025. A public hearing will be conducted by the Board of Supervisors of the District on January 23, 2026, at 10:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule includes the District’s right to impose a fine up to \$1,000 plus attorney’s fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431,cerbonec@whhassociates.com, (561) 571-0010.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041, Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager’s Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Cindy Cerbone  
District Manager  
December 19, 2025

25-02631P

FIRST INSERTION

NOTICE OF BOARD MEETING  
MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Mirada Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on Tuesday, January 6, 2026, at 6:00 PM at the Watergrass II Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, FL 33545.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the “District Manager’s Office”), during normal business hours. The meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager’s Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager’s Office in advance to facilitate consideration of such questions and comments during the meetings.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Jason Greenwood  
District Manager  
December 19, 2025

25-02633P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY  
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Long Lake Ranch Community Development District (“District”) hereby gives notice of its intent to develop amended Recreational Facilities and Parking Rules & Regulations, including towing policies (“Amended Rules”). The proposed rule number is 2026-01

The proposed Amended Rules will address, among other things, the establishment and/or amendment to certain amenity facility rules and parking and towing rules and policies. The purpose and effect of these Amended Rules are to provide for efficient and effective operations of the District’s amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Amended Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Amended Rules include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035, and 190.041, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on February 5, 2026, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558. A copy of the proposed Amended Rules, the related incorporated documents, if any, and/or additional information on the public hearing may be obtained by contacting the District Manager at 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, or by email patricia@havenmgtisol.com.

Patricia Thibault, District Manager  
Long Lake Ranch Community Development District  
December 19, 2025

25-02646P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL  
COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors (“Board”) of the Bridgewater of Wesley Chapel Community Development District (“District”) will hold a regular meeting of its Board on January 6, 2026, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“District Manager’s Office”), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager  
December 19, 2025

25-02628P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION  
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 931285 from 4309 W. BOY SCOUT BLVD., STE 600. Application received: 12/10/2025. Proposed activity: residential. Project name: New Port Corners Phase 2 Park. Project size 6.05 acres Location: Section(s) 1,2, Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the “Application & Permit Search Tools” function on the District’s website at [www.watertmatters.org/permits/](http://www.watertmatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District’s website at [www.watertmatters.org](http://www.watertmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

December 19, 2025

25-02629P

FIRST INSERTION

NOTICE OF WORKSHOP FOR  
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Country Walk Community Development Districts will hold a workshop on Tuesday, April 14, 2026 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The purpose of the workshop is to discuss general information as it relates to goal planning.

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Lisa Castoria  
District Manager  
December 19, 2025

25-02630P

FIRST INSERTION

Chapel Creek Community Development District  
Notice of Meeting and Public Hearing on Proposed Revisions to  
Policies, Fees, and Rates for Recreational Facilities

The Chapel Creek Community Development District (the “District”) hereby gives public notice of a meeting of its Board of Supervisors (the “Board”) and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District’s Board of Supervisors (the “Board”) meeting on Wednesday, February 4, 2026, at 11:30 a.m. at the Microtel Inn & Suites, located at 7839 Gall Blvd., Zephyrhills, Florida 33541.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of District’s properties are borne in a fair manner for all user types. The proposed rates and fees are:

Outdoor Field Rental Fee	\$50
Outdoor Field Rental Deposit	\$150

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rates and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District’s recreational facilities are subject to the District’s adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District’s website at: [www.chapelcreekcdd.org](http://www.chapelcreekcdd.org) or by contacting Richard McGrath, the District Manager, via email at [rmcgrath@gms-tampa.com](mailto:rmcgrath@gms-tampa.com) or via phone at (813) 344-4844.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours 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 Manager.

December 19, 2025

25-02632P

FIRST INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL  
SUPPORT)  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT,  
IN AND FOR PASCO COUNTY,  
FLORIDA  
Case No.: 25-DR-005179  
Division: F  
JACOB MANNING,  
Petitioner,  
and  
CLAUDIA EDITH MEJIA  
QUINONEZ,  
Respondent,  
TO: CLAUDIA EDITH MEJIA QUI-  
NONEZ  
Last known residence: 13933 Nesbit  
Court, Hudson, FL 34669

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JACOB MANNING, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, January 19, 2026, and file the original with the clerk of this Court at: 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court’s office. You may review these documents upon request. This Notice will be published in the Business Observer, Pasco County, FL.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: December 15, 2025  
CLERK OF THE CIRCUIT COURT  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk: Beverly Bray  
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-02627P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE SIXTH CIRCUIT COURT IN  
AND FOR PASCO COUNTY, STATE  
OF FLORIDA  
PROBATE DIVISION  
FILE NO.:  
512025CP001766CPAXWS  
IN RE: ESTATE OF  
ROBERT LEE SANDERS,  
Deceased.

The administration of the Estate of ROBERT LEE SANDERS, deceased, whose date of death was May 27, 2025, File Number 512025CP001766CPAXWS, is pending in the Circuit Court for PASCO County, Florida, the address of which is Clerk of Court, ATTN: Probate, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent’s estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 the 19 day of December, 2025.

/s/ Jihyun Sanders  
JIHYUN SANDERS  
(Dec 12, 2025 14:10:29EST)  
Personal Representative  
/s/ Gerald L. Hemness  
Gerald L. Hemness Jr., Esq.  
Counsel for Personal Representative  
Florida Bar # 67695  
100 Ashley Dr. South, Ste. 664  
Tampa, FL 33602-5300  
(813) 324-8320  
gerald@hemness.com  
December 19, 26, 2025

25-02625P

FIRST INSERTION

NOTICE UNDER  
FICTITIOUS NAME LAW  
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Brothers Air Conditioning, located at 30746 Birdhouse Dr, in the City of Wesley Chapel, County of Pasco, State of FL, 33545, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 15 of December, 2025.  
BROTHERS AIR CONDITIONING LLC  
30746 Birdhouse Dr  
Wesley Chapel, FL 33545  
December 19, 2025

25-02634P

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of InsurePro Solutions located at 5314 Spectacular Bid Drive in the City of wesley chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2025.

Gina Soto  
December 19, 2025

25-02635P

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of H5 Financial located at 11403 Richeford Pl in the City of New Port Richey, Pasco, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025.

David Temko  
December 19, 2025

25-02637P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2025CP001940CPAXES  
DIVISION: A  
IN RE: ESTATE OF  
TRISTAN JOSEPH THIELMAN,  
Deceased.

The administration of the Estate of Tristan Joseph Thielman, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Ste 207, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:  
Trina Bates  
c/o Bennett Jacobs & Adams, P.A.  
PO Box 3300, Tampa, FL 33601  
Attorney for Personal Representative:  
Linda Muralt, Esquire  
FL Bar No. 0031129  
Bennett Jacobs & Adams, P.A.  
PO Box 3300, Tampa, FL 33601  
Phone (813) 272-1400  
Fax (866) 844-4703  
E-Mail: LMURALT@BJA-Law.com  
December 19, 26, 2025

25-02624P

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

FLORIDA NEWSPAPER FOR THE 65th

Business  
Observer

LV2028-V8



--- ESTATE ---

--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025CP001941CPAXES</b> <b>IN RE: ESTATE OF DEWEY EUGENE COON, a/k/a DEWEY E. COON, a/k/a DEWEY COON, Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p><b>Personal Representative:</b> <b>SANDRA J. LOYER-COON</b> <b>5244 Jo Street</b> <b>Zephyrhills, FL 33542</b> Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar No. 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 December 19, 26, 2025 25-02643P</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001953CPAXWS</b> <b>IN RE: ESTATE OF PETER ROCCO Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p><b>Personal Representative:</b> <b>FRANCINE ROCCO</b> 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 25-02619P</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 2025CA000825CAAXWS</b> <b>RESIDENTIAL INVESTMENT TRUST IV – BERM FW, Plaintiff(s), v. WHITE ACQ, LLC, a Delaware Limited Liability Company; JASON WHITE; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 9th day of December 2025, in Case No.: 2025CA000825CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV – BERM FW, is the Plaintiff and WHITE ACQ, LLC, a Delaware Limited Liability Company; JASON WHITE; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 14th day of January 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 478, JASMINE LAKES UNIT 5-C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7925 BRACKEN DRIVE, PORT RICHEY, FL 34660</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001802CPAXWS</b> <b>IN RE ESTATE OF RANDY PAUL DOOLEY Deceased.</b></p> <p>The administration of the estate of Randy Paul Dooley, deceased, whose date of death was November 25: 2023, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p><b>Personal Representative:</b> <b>Margaret Stacey Szulczewski</b> 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 25-026644P</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 512025CP001802CPAXWS</b> <b>Division Probate</b> <b>IN RE: ESTATE OF MELVIN LESLIE NICHOLS, Deceased.</b></p> <p>The administration of the estate of Melvin Leslie Nichols, 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, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p><b>Personal Representative:</b> <b>Wayne Lewis Nichols</b> 18 Pettipaug Road Haddam Neck, CT 06424-3117 Attorney for Personal Representative: John W. Hudzietz II E-Mail Address: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz &amp; Mancini, P.A. 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 December 19, 26, 2025 25-02626P</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2024CA001317CAAXWS</b> <b>BANK OF AMERICA, N.A., Plaintiff, vs. 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).</b> 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, of 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.</p> <p>The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 22, 2026 at 11:00:00 AM EST the following de-</p>	<p>scribed real property as set forth in said Final Judgment, to wit:</p> <p>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</p> <p>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.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES ACT:</p> <p>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.</p> <p>Dated this 12th day of December, 2025.</p> <p>By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.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 December 19, 26, 2025 25-02612P</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION <b>CASE NO.: 2025CA003269CAAXWS</b> <b>AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. YUNIER ALFREDO JUSTIZ FARRAY; et al Defendants.</b> TO: YUNIER ALFREDO JUSTIZ FARRA 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:</p> <p>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.</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>DATED ON 12/12/2025 NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT By: Julian Garcia DEPUTY CLERK</p> <p>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</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 2023CA003523CAAXES</b> <b>ARC HOME LOANS LLC (F/K/A WEI 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).</b> TO: LEE I. SIMON Last Known Address 1086 E ROGGEN WAY SUPERIOR, CO 80027 Current Residence is Unknown TO: JENNIFER F. SIMON Last Known Address 1086 E ROGGEN WAY SUPERIOR, CO 80027 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:</p> <p>LOT 27, BLOCK 1, MEADOW POINTE PARCEL 10 UNITS 1</p>	<p>AND 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 20, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo &amp; Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before JANUARY 20TH, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Court-house. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.</p> <p>DATED ON December 15, 2025 Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller (SEAL) Deputy Clerk: Haley Joyner Diaz Anselmo &amp; Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 6734-192039 / ME2 December 19, 26, 2025 25-02620P</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 2025CA002956CAAXWS</b> <b>MIDFIRST BANK Plaintiff, VS. AMY J WATERS, ET AL. Defendants.</b> TO: UNKNOWN TENANT 1 Current residence unknown, but whose last known address was: 8900 KEATS DR, HUDSON, FL 34667-8565 TO: UNKNOWN TENANT 2 Current residence unknown, but whose last known address was: 8900 KEATS DR, HUDSON, FL 34667-8565 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida, to-wit</p> <p>LOT 118, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 77 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite</p>	<p>200, St. Petersburg, FL 33716, on or before January 20, 2026, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>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: 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.</p> <p>WITNESS my hand and seal of the Court on December 11, 2025.</p> <p>Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller /s/ Shakira Ramirez Pagan Deputy Clerk (SEAL)</p> <p>1000011130 December 19, 26, 2025 25-02614P</p>



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ACTIONS / SALES

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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 AL-FRED 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. 732.2211, 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.  
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.realforeclose.com](http://www.pasco.realforeclose.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 Service; 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.realforeclose.com](http://www.pasco.realforeclose.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.

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  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
24-255005 - NaP  
December 19, 26, 2025 25-02615P

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.realforeclose.com](http://www.pasco.realforeclose.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) SOUTH 69°14'53" EAST, 15.08 FEET; 2) SOUTH 82°47'32" EAST, 11.30 FEET; 3) SOUTH 57°12'00" EAST, 38.26 FEET; 4) SOUTH 26°17'46" EAST, 11.96 FEET; 5) SOUTH 56°04'56" EAST, 47.89 FEET; 6) NORTH 83°03'50" EAST, 3.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID LOT 10, SOUTH 16°06'00" WEST, 10.87 FEET; THENCE ALONG A LINE LYING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE AFORESAID SOUTHERLY BOUNDARY OF LOT 10, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 83°03'50" WEST, 2.80 FEET; 2) NORTH 56°04'56" WEST, 54.27 FEET; 3) NORTH 26°17'46" WEST, 11.86 FEET; 4) NORTH 57°12'00" WEST, 9.74 FEET TO A POINT ON THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.) WETLAND LINE AS SHOWN ON SAID PLAT OF SEVEN OAKS PARCELS S-11 AND S-15; THENCE ALONG SAID S.W.F.W.M.D. WETLAND LINE, THE FOLLOWING TWO (2) COURSES: 1) NORTH 26°17'46" WEST, 6.17 FEET; 2) NORTH

82°47'32" WEST, 7.34 FEET; THENCE ALONG A LINE LYING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF LOT 10, THE FOLLOWING THREE (3) 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: 727.847.8110 (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 11th day of December, 2025.  
By: /s/ Zachary Ullman  
FBN: 106751  
Primary E-Mail: ServiceMail@alldridgepite.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  
1221-16082B  
December 19, 26, 2025 25-02611P

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 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 588, PAGE 515, AND ALL SUBSEQUENT 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

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 12/12/2025  
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  
LAVAN 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 MOBILE HOME COMMUNITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 149,

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN RETIRED 1986 HOME OF MERIT DOUBLE-WIDE MOBILE HOME, VIN #S FLHMB0C04420188A AND FLHMB0C04420188B AND TITLE #S 140029251 AND 140029302

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, on 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 demanded in the complaint or petition.

Dated on December 12, 2025.  
As Clerk of the Court  
By: Shakira Ramirez Pagan  
As Deputy Clerk

1719-004B  
Ref# 13647  
December 19, 26, 2025 25-02610P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
2025CA002076CAAXWS  
CARRINGTON MORTGAGE  
SERVICES, LLC,  
Plaintiff, vs.  
KEVIN GILLEY, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2025 in Civil Case No. 2025CA002076CAAX-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and Kevin Gilley, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 6th day of January, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to wit:

Unit Number 110-D, Forest Lake, a Condominium, Phase VIII, together with an undivided interest in the common elements, as described in Official Records Book 1263, Pages 556 through 563, recorded June 27, 1983, which is an amendment to the Declaration of Condominium Forest Lake, a Condominium, Phase One, dated October 20, 1980, and recorded in Official Recorded Book 1104, Pages 350 through 434, all of the

Public Records of Pasco County, Florida. Together with all appurtenances thereto, described in the aforesaid Declaration of Condominium, subject however to each and every provision of the aforesaid Declaration of Condominium.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
25-11579FL  
December 19, 26, 2025 25-02623P

HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE BUSINESS OBSERVER

CALL  
941-906-9386  
and select the appropriate County  
name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

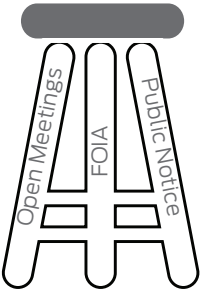
Business  
Observer





# 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](https://Legals.BusinessObserverFL.com)

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

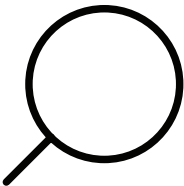


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

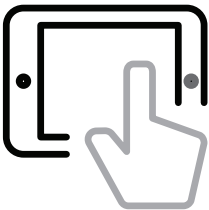
**Verifying publication is difficult-to-impossible on the web.**

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

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

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# 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](mailto: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 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 DEFRAID IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAID 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.

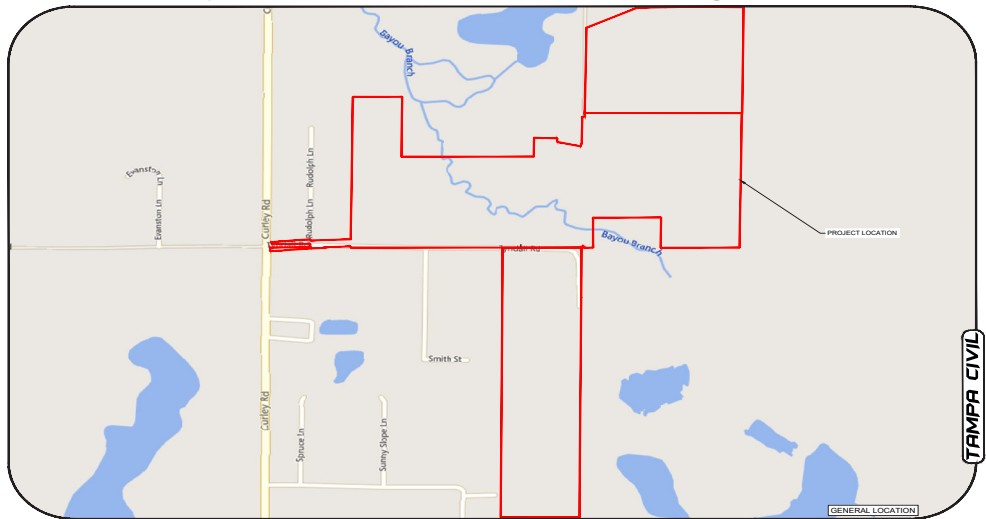
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- he Debt Assessments shall be levied to defray all of the costs of the Project.
- 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.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- 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”).
- 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.
- 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:
  - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
  - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- 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.
- 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.
- 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.
- 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.
- 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



December 12, 19, 2025

25-02598P

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. 732.2211, 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 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. Wollinka  
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

**PUBLISH  
YOUR  
LEGAL NOTICE**

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

or email  
legal@businessobserverfl.com

**Business  
Observer**

25-02603P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:  
CASE NO.:  
**2025CA000258CAAXES**  
**LAKEVIEW LOAN SERVICING**  
**LLC,**  
Plaintiff, vs.  
**MALISSA MENDEZ RODRIGUEZ;**  
**ALEXANDRO COLON TORRES;**  
**UNKNOWN SPOUSE OF**  
**ALEXANDRO COLON TORRES;**  
**UNKNOWN SPOUSE OF**  
**MALISSA MENDEZ RODRIGUEZ;**  
**UNKNOWN TENANT IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 05 day of January, 2026, the following described property as set

forth in said Final Judgment, to wit:  
A PORTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89 degrees 52' 37" E., 72.55 FEET;

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

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 01 day of December 2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by: De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-00232 - Bidder Number: 9180  
December 12, 19, 2025 25-02604P

**SAVE  
TIME**

E-mail your Legal Notice  
**legal@businessobserverfl.com**

IV0237



--- ESTATE ---

<div>SECOND INSERTION</div> <div>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 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 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. 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, 202525-02571P</div>	<div>SECOND INSERTION</div> <div>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 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 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 section 732.2211. The written demand must be filed with the Clerk of Court. The date of the first publication of this notice is December 12, 2025. Personal Representative: MATTHEW ROBINSON 3154 Lodi Dr New Port Richey, FL 34655 Attorney for Personal Representative: LAW OFFICES OF STEVEN K. JONAS, P.A. 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfoastlegalcenters.com jnew@gulfoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 December 12, 19, 202525-02599P</div>	<div>SECOND INSERTION</div> <div>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 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 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 section 732.2211. The date of first publication of this notice is December 12, 2025. Personal Representative: MARK S. BYRNE 1246 Oak Meadow Pt. New Port Richey, FL 34655 Attorney for Personal Representative: LAW OFFICES OF STEVEN K. JONAS, P.A. 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfoastlegalcenters.com jnew@gulfoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 December 12, 19, 202525-02574P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-001760-WS IN RE: ESTATE OF RAYMOND LOWELL COLLINS Deceased. The administration of the estate of Raymond Lowell Collins, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 12, 2025. Personal Representative: Alexandra C. Newton 7925 Woodshive Drive Mabelvale, Arkansas 72103 Attorney for Personal Representative: Russell G. Marlowe, Esq. Attorney Florida Bar Number: 748889 Russell G. Marlowe PA 8520 Government Drive, Suite 2 New Port Richey, Florida 34654 Telephone: (727) 847-0055 Fax: (727) 815-0044 E-Mail: service@russmarlowe.com December 12, 19, 202525-02575P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001957 IN RE: ESTATE OF DAVID MICHAEL HOPSON Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of David Michael Hopson, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was August 15, 2025; that the total value of the estate is \$23,560.02 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Karen Kay Hopson 5537 Sea Forest Drive #302 New Port Richey, Florida 34652 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is December 12, 2025. Personal Giving Notice: Karen Kay Hopson 5537 Sea Forest Drive #302 New Port Richey, Florida 34652 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 December 12, 19, 202525-02573P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001900 IN RE: ESTATE OF ERIN TRACY LAVIGNE Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Erin Tracy Lavigne, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was October 1, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Eileen F Quicksall 4741 Daphne Street New Port Richey, Florida 34652 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is December 12, 2025. Personal Giving Notice: Eileen F. Quicksall 4741 Daphne Street New Port Richey, Florida 3465 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, 202525-02572P</div>
<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-1866-WS IN RE: ESTATE OF CAROL MARTIN-MANZ a/k/a CAROL A. MARTIN-MANZ Deceased. The administration of the estate of Carol Martin-Manz a/k/a Carol A. Martin-Manz, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property</div>	<div>SECOND INSERTION</div> <div>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 12, 2025. Personal Representative: Cheryl Specioso 28 Stearns Road Binghampton, New York 13905 Attorney for Personal Representative: Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 STEARNS, WILLIAMS &amp; DODDRIDGE, PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatestrustlaw.com Secondary E-Mail: stacey@flprobatestrustlaw.com December 12, 19, 202525-02601P</div>	<div>NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2085 Division I IN RE: ESTATE OF CARLTON E. RICHARDSON, a/k/a CARLTON EDWARD RICHARDSON, a/k/a CARLTON EDWARD WARREN, a/k/a CARLTON EDWARD WARREN RICHARDSON, a/k/a CARLTON EW RICHARDSON, a/k/a CARLTON E WRICHARDSON Deceased. The administration of the estate of Carlton E. Richardson, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the</div>	<div>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 12, 2025. Personal Representative: Jeffery L. Cable 11311 Stansberry Drive Port Richey, Florida 34668 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: nicole@verras-law.com December 12, 19, 202525-02602P</div>	<div>The administration of the estate of GEORGE M. GYDUSKA, deceased, whose date of death was September 9, 2025; File Number 25-CP-1785, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: December 12, 2025. MARLENE GYDUSKA Personal Representative 3636 Spring Valley Dr. New Port Richey, FL 34656 WILLIAM K. LOVELACE, Attorney for Personal Representative Email: fordlove@tampabay.rr.com Florida Bar No. 0016578 SPN# 01823633 Wilson, Ford &amp; Lovelace, P.A. 401 South Lincoln Ave3 Clearwater, Florida 33756 Telephone: 727-446-1036 December 12, 19, 202525-02600P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP001937CPAXWS Division 3 IN RE: ESTATE OF HOWARD L. POPPER Deceased. The administration of the estate of HOWARD L. POPPER, deceased, whose date of death was June 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is 8731 Citizens Drive New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s.732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025. Personal Representative Philip Popper 77 Carlton Avenue Marlton, NJ 08053 G. Andrew Gracy Attorney for Personal Representative Florida Bar No. 570451 Peebles &amp; Gracy, P.A. 826 Broadway Dunedin, Florida 34698 December 12, 19, 202525-02576P</div>

Q&A

What is a public notice?

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

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

LV19237-VY34



--- 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Johanni Fernandez-Marmol

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

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

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

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

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

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.  
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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
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



--- 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 CARABALO, et.al.,**  
**Defendant(s).**  
TO:  
UNKNOWN SPOUSE OF JOSE A CARABALLO A/K/A JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLA 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 MARIADELOS CORA COLON ROMERO A/K/A MARIADELOS A CORA ROMERO A/K/A MARIADELOS A CORA ROMERO  
LAST KNOWN ADDRESS - 115 E MOSHULU PKWY, APT B 14, BRONX, NY 10467  
UNKNOWN SPOUSE OF MARIA CORA ROMERO A/K/A MARIA D CORAA/K/A MARIA CORA CORA ROMERO A/K/A MARIADELOS CORA COLON ROMERO A/K/A MARIADELOS A CORA ROMERO A/K/A MARIADELOS A CORA ROMERO  
LAST KNOWN ADDRESS - 115 E MOSHULU PKWY, APT B 14, BRONX, NY 10467  
LYNNETTE CORA ROMERO  
LAST KNOWN ADDRESS - COMUNIDAD LAS 500 TAS CALLE DIAMANTES, CASA 7E, ARROYO, PR 00714  
UNKNOWN SPOUSE OF LYNNETTE CORA ROMERO  
LAST KNOWN ADDRESS - COMUNIDAD LAS 500 TAS CALLE DIAMANTES, 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, ARROYO, PR 00714  
ALL UNKNOWN HEIRS, CREDITORS, DEVICES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES 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 CARABALO  
LAST KNOWN ADDRESS - 6200 SEAFORD DRIVE, HOLIDAY FL 34690  
You are notified of an action to foreclose 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 RECORDS 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 CARABALLA A/K/A JOSE A CARABALO; UNKNOWN SPOUSE OF JOSE A CARABALLO A/K/A JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLA A/K/A JOSE A CARABALO; MARIA CORA ROMERO A/K/A MARIA D CORA A/K/A MARIA CORA CORA ROMERO A/K/A MARIADELOS CORA COLON ROMERO A/K/A MARIADELOS A CORA ROMERO A/K/A MARIADELOS A CORA ROMERO A/K/A MARIADELOS A CORA ROMERO SPOUSE OF MARIA CORA ROMERO A/K/A MARIA D CORA A/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; LYNNETTE CORA ROMERO; UNKNOWN SPOUSE OF LYNNETTE CORA ROMERO; JESUS CORA ROMERO; UNKNOWN SPOUSE OF JESUS CORA ROMERO; MAXWELL CARABALLO; UNKNOWN SPOUSE OF MAXWELL CARABALLO; GRISELA CORA ROMERO; UNKNOWN SPOUSE OF GRISELA CORA ROMERO; RAMON LUIS CORA ROMERO; UNKNOWN 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, CREDITORS, DEVICES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES 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 CARABALO; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 1/12/2026, ( or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or 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: December 5, 2025  
(SEAL)  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk:  
Haley Joyner  
  
Hill Wallack, LLP  
300 S Orange Ave.,  
Suite 1000  
Orlando, FL 32801  
Telephone: (561) 858-2662  
Fax: (609) 452-1888  
Email: mdeleon@hillwallack.com  
serviceffc@hill wallack. com  
December 12, 19, 2025 25-02581P

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 ile 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

THIRD INSERTION

**SUMMONS**  
**STATE OF MICHIGAN**  
**17TH JUDICIAL DISTRICT**  
**KENT COUNTY**  
**CASE NO.: 25-07141-DO**  
**Laurie Jo Anderson-Isopanov**  
**3773 Jason Ridge Ln. SW**  
**Grand Rapids, MI 49534**  
**(616)791-2289**  
**vs.**  
**Georgi Ivanov Tsopanov**  
**5415 Foley Square**  
**Newport Richey, FL 34652**  
**(773) 543-3067**  
**DOMESTIC RELATIONS CASE**  
There is one or more pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint. I have separately filed a completed confidential case inventory (MC 21) listing those cases.  
CIVIL CASE  
There is no other pending or resolved civil action arising out of the same transaction or occurrence as alleged in the complaint.  
SUMMONS  
NOTICE TO THE DEFENDANT: In the name of the people of the State of Michigan you are notified:  
1. You are being sued.  
2. YOU HAVE 21 DAYS after receiving this summons and a copy of the complaint to file a written answer with the court and serve a copy of the other party or take other lawful action with the court (28 days if you were served by mail or you were served outside of Michigan).  
3. If you do not answer or take other action within the time allowed, judgment may be entered against you for the relief demanded in the complaint.  
4. If you require accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.  
Issue Date AUG 12 2025  
Expiration date NOV 11 2025  
Court Clerk LISA POSTHUMUS LYONS  
\*The summons is invalid unless served on or before its expiration date. This document must be sealed by the seal of the court.  
December 5, 12, 19, 2025  
25-02570P

SECOND INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 2025DR004598DRAXES**  
Noelia LangPetitioner,  
and  
Carlos Quijano Millan Respondent,  
TO: Carlos Quijano Millan  
11535 White Cottage Dr  
Tampa FL 33625  
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on Noelia Lang, whose address is 1981 Lake Waters Pl Lutz FL 33558 on or before 1-12-2026, and file the original with the clerk of this Court located at 38053 Live Oak Ave. Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.  
The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county In Florida where the property Is located}  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's Office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 12-3-2025  
CLERK OF THE CIRCUIT COURT  
SEAL  
By: Rita Meyer  
Deputy Clerk  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-02583P

Q&A

**Who benefits from legal notices?**

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

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

Q

**Are there different types of legal notices?**

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

Q

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.

Q

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.

Q

**Are internet-only legal notices sufficient?**

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

Q

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

Q

Newspaper legal notices fulfills all of those standards.

Q

**How much do legal notices cost?**

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

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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.

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

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--- 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; MEREKEN LAND**  
**AND PRODUCTION COMPANY, a**  
**Texas corporation, also known as**

**MEREKEN LAND & PRODUCTION**  
**COMPANY, a Texas corporation,**  
**formerly known as CARTER**  
**FOUNDATION PRODUCTION**  
**COMPANY; JPMORGAN CHASE**  
**BANK, N.A. AS AGENT FOR**  
**SINGIN' HILLS MINERALS,**  
**LTD. UNDER AGREEMENT**  
**DATED 5/14/2008; and all**  
**unknown persons, if alive and if**  
**dead, or not known to be dead or**  
**alive, their respective unknown**  
**spouses, heirs, devisees, grantees,**  
**assignees, lienors, creditors, trustees**  
**or other persons claiming by,**  
**through, under or against the above**  
**Defendants,**  
**Defendants.**  
TO: Defendants, A.E. BURGIN, if alive,  
and if dead, his unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
A.E. BURGIN; ROY H. LAIRD, if alive,  
and if dead, his unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
ROY H. LAIRD; C.J. DAVIDSON, if  
alive, and if dead, his/her unknown  
spouses, heirs, devisees, grantees, as-  
signees, 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. WEAV-  
ER; 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 COF-  
FEY; 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 (col-  
lectively, "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-  
TACHED 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, Tam-  
pa, 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 liabil-  
ity company, on or before DECEMBER  
29TH, 2025, and file the original with  
the Clerk of this Court either before ser-  
vice on the Plaintiff's attorney or im-  
mediately 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 Bound-  
ary 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  
JOHNSON POPE BOKOR RUPPEL  
& BURNS LLP  
400 North Ashley Drive,  
Suite 3100  
Tampa, Florida 33602  
Telephone: (813) 2250-2500  
Primary: lenj@jpfirm.com  
Secondary: sheadam@jpfirm.com  
Attorneys for Plaintiff  
www.jpfirm.com  
Nov. 28; Dec. 5, 12, 19, 2025  
25-02525P



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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

LV20906\_V26

THIRD INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

TO: ANTHONY SYMONETTE  
CASE: APD 25-045  
LICENSE: 5716-6-GA

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

THIRD INSERTION

**NOTICE OF ACTION**

(formal notice by publication)  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025CA003579CAAXES**  
**DIVISION:**  
**Nikki Alvarez-Sowles, as Pasco**  
**County Clerk & Comptroller,**  
**Plaintiff, vs.**  
**Sierra Surplus Recovery, LLC,**  
**Alphonsamma Varghese, and All**  
**Unknown Spouses, Heirs, Creditors,**  
**Devisees, Grantees, Beneficiaries,**  
**Lienors, Assignees, Trustees and All**  
**Other Parties Claiming an Interest**  
**By, Through, Under or Against the**  
**Estate of Shirley F. Ringuette,**  
**Defendants.**

TO: Estate of Shirley F. Ringuette  
10205 Burton Street  
New Port Richey, Florida 34654

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

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

FOURTH INSERTION

**NOTICE OF PETITION FOR AUTHORITY TO SELL REAL PROPERTY**

IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-GA-119**  
**IN RE: GUARDIANSHIP OF**  
**EILEEN KAY BERGER**

NOTICE IS HEREBY GIVEN pursuant  
to Section 744.631(2), Florida Statutes,  
that the undersigned Guardian has filed  
a Petition for Authority to Sell Real  
Property belonging to the above-named  
Ward in the Circuit Court for Pasco  
County, Florida.

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

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

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

If no objections are filed, the Court  
may consider and rule upon the Peti-  
tion without further notice or hearing.  
DATED this 19th day of November,  
2025.

**KAYLEE APPLETON, Petitioner**  
14738 Morning Drive  
Lutz, Florida 33559  
Telephone: (813) 975-1234

/s/ Jaleh Lee  
JALEH LEE, ESQ.  
Florida Bar Number: 92966  
5802 State Road 54  
New Port Richey, FL 34652  
Telephone: (727) 853-1200  
Fax: (727) 376-3146  
E-Mail: jaleh@pascoelderlaw.com  
Secondary E-Mail:  
paralegal@pascoelderlaw.com  
Nov. 28; Dec. 5, 12, 19, 2025  
25-02517P

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