

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE GROVES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the “Amenities”), The Groves Community Development District (“District”) hereby gives notice of its intention to: (1) develop Amended and Restated Rules of Procedure, Rule No. 1.0, to govern the operations of the District; and (2) establish an amended non-resident user fee for use of the District’s Amenities (the “Amenity Rates”), Rule No. 2.0.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District’s Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A copy of the proposed Amended and Restated Rules of Procedure, Amenity Rates, and any material proposed to be incorporated by reference may be obtained by contacting Wendi McAnn at the District Manager’s Office by mail at Inframark IMS, 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida 33067 by telephone at (954) 603-0033, or by email at wendi.mcann@inframark.com.

District Manager  
Wendi McAnn  
The Groves Community Development District  
December 26, 2025

25-02647P

FIRST INSERTION

NOTICE OF RULEMAKING 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 the public notice of its intent to adopt its amended Recreational Facilities and Parking Rules & Regulations (“Amended Rules”), which address, among other things, the establishment and/or amendment to certain amenity facility rules and parking and towing rules and policies. The proposed rule number is 2026-01. Prior notice of rule development relative to the Amended Rules was published in the Business Observer on October 4, 2024.

A public hearing will be conducted by the Board of Supervisors (“Board”) of 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, relative to the adoption of the Amended Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Amended Rules will not require legislative ratification.

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.

For more information regarding the public hearing, the Amended Rules, or for a copy of the Amended Rules and the related incorporated documents, if any, please contact the District Manager at 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, or by email patricia@havenmgtisol.com (“District Manager’s Office”).

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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Amended Rules. 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.

This 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 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. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager’s Office.

Patricia Thibault, District Manager  
Long Lake Ranch Community Development District  
December 26, 2025

25-02648P

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of S:VN located at 16117 Sunday Stroll Way, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FixIUP located at 400 N Tampa St Ste 1550, in the County of Pasco, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 18th day of December, 2025.	Dated at Tampa, Florida, this 17th day of December, 2025.
UNITY LLC	FIXIUP LLC
December 26, 2025	December 26, 2025
25-02677P	25-02676P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE MIRADA COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 190, Florida Statutes, the Mirada Community Development District (the “District”) hereby gives notice of its intention to develop a policy to address property owners’ requests to place fences within District drainage easements located on resident lots (“Fence Encroachment Policy”) related to the use of the District’s stormwater facilities and to adopt related application and administrative fee. The proposed rule number is #2.

The purpose and effect of the Fence Encroachment Policy is to provide for efficient and effective District operations of the District’s stormwater facilities and to implement the provisions of Section 190.011 Florida Statutes. Specific legal authority for the District to adopt the proposed Fence Encroachment Policy includes Sections 190.011(5), 190.035, 120.54 and 120.81, of the Florida Statutes. A public hearing will be conducted by the District on February 3, 2026, at 6:00 p.m. EST, at WaterGrass 2 Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

Additional information regarding this public hearing including but not limited to a copy of the proposed Fence Encroachment Policy may be obtained from the District’s website at by contacting the District Manager, c/o Governmental Management Services, at 4530 Eagle Falls Place, Tampa FL 33619, or by calling (813) 344-4844.

Jason Greenwood, District Manager  
Mirada Community Development District  
December 26, 2025

25-02649P

FIRST INSERTION

Abbott Square Community Development District Notice of meeting and public hearing on proposed recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees

The Abbott Square 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 recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees on Monday January 12, 2026 at 6:30 p.m. at the Abbott Square Clubhouse located at 6598 Bar S Bar Trail, Zephyrhills, FL 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 the District’s recreational facilities are borne in a fair manner for all user types. The proposed rates and fees are:

Access Fob Fee	\$25 per key fob
Patron Rental Rate	\$150
Patron Deposit	\$300
Non-Patron Rental Rates	\$500
Non-Patron Rental Deposit	\$300
Non-Resident Annual User Fee	\$1,800

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 rate 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.

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.

A copy of the agenda and revisions of the District’s policies and rate and fee schedules may be obtained on the District’s website at https://www.abbottsquarecdd.net/ prior to the meeting or by contacting the District Manager’s office via email at aaninipot@inframark.com.

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 Alize Aninipot via the email above or via phone at 656-207-2410 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, for aid in contacting the District Manager.

December 26, 2025

25-02674P

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 Chewy Vet Care Lutz located at 17637 Harpers Run in the City of Lutz, Pasco, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of December, 2025.

Chewy Vet Care Florida, LLC  
December 26, 2025

25-02678P

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 Andrew Electric, located at 5102 Perennial Dr, in the City of Holiday, County of Pasco, State of FL, 34690, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 19 of December, 2025.
ANDREW COLON ELECTRIC LLC
5102 Perennial Dr
Holiday, FL 34690
December 26, 2025
25-02675P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- ESTATE ---

FIRST INSERTION

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

Case No. 2025CP001945CPAXWS

IN RE: ESTATE of FRANKLIN JAMES VANAKEN, a/k/a FRANKLIN JAMES VAN AKEN, Deceased.

The administration of the estate of FRANKLIN JAMES VANAKEN, a/k/a FRANKLIN JAMES VAN AKEN, deceased, whose date of death was MAY 19, 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 ancillary personal representative and the ancillary personal representative’s attorney are set forth below.

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

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

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

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 26, 2025.

**Personal Representative**  
**SARAH M. HEATH**  
4499 Meadowood Street  
Jackson, MI 49201  
Attorney for Personal Representative:  
R. SETH MANN, ESQUIRE  
R. SETH MANN, P.A.  
E-mail Address:  
seth@sethmannlaw.com  
Florida Bar Number 0990434  
38109 Pasco Avenue  
Dade City, FL 33525  
Telephone: (352) 567-5010  
Facsimile: (352) 567-1877  
Dec. 26, 2025; Jan. 2, 2026

25-02671P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

FILE NO. 2025CP002099CPAXWS

IN RE: ESTATE OF BONNIE SUE MILLER, DECEASED.

The administration of the estate of BONNIE SUE MILLER, deceased, whose date of death was September 9, 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.

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

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 26, 2025.

**Personal Representative:**  
**JOHN WILLIAM MALLORY**  
**Personal Representative**  
**c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.**  
5858 Central Avenue  
St. Petersburg, Florida 33707  
Attorney for Personal Representative:  
C. Hunter Rawls  
BATTAGLIA, ROSS, DICUS & MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33701  
(727) 381-2300  
FBN: 59432  
Primary Email: hrawl@brdwlw.com  
Secondary Email: mflah@brdwlw.com  
Dec. 26, 2025; Jan. 2, 2026

25-02679P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 51-2025-CP-001760-WS

IN RE: ESTATE OF DENNIS MICHAEL PLOCHARSKI Deceased.

The administration of the estate of Dennis Michael Plocharski, 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 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representatives attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is December 26, 2025.

**Personal Representative:**  
**Gregory Plocharski**  
512 Chesnut Street  
Apt No A  
Glendora, New Jersey 08029  
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  
Dec. 26, 2025; Jan. 2, 2026

25-02680P

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

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

Rarely do consumers specifically search online for public notices.



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2025CA003327CAAXES  
DIVISION: Y

Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs.  
Mary Bauman and The Recovery Agents, LLC, Defendants.  
TO: Mary Bauman  
2 Smith Road  
Pine Valley, NY 14872

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JANUARY 26TH, 2026 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this December 17, 2025  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
As Clerk of the Court (SEAL) By: Deputy Clerk:  
Hayley Joyner  
As Deputy Clerk  
Dec. 26, 2025; Jan. 2, 9, 16, 2026  
25-02650P

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT  
Legal.BusinessObserverFL.com

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

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-002000  
IN RE: ESTATE OF ELLYN T. RYMAN  
Deceased.

The administration of the estate of Ellyn T. Ryman, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 26, 2025.

Personal Representative:  
Erin Pratt  
719 New Vermont Road  
Bolton Landing, New York 12814  
Attorney for Personal Representative:  
David A. Hook, Esq.  
E-mail Addresses:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
Telephone: (727) 842-1001  
Dec. 26, 2025; Jan. 2, 2026  
25-02669P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-2031-WS  
IN RE: ESTATE OF VERNON L. PATRICK a/k/a VERNON LEROY PATRICK  
Deceased.

The administration of the estate of Vernon L. Patrick a/k/a Vernon Leroy Patrick, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:  
Joseph F. Kaminski, IV  
6213 Wooden Street  
New Port Richey, Florida 34653  
Attorney for Personal Representative  
Ryan A. Doddridge, Esq.  
Attorney for Joseph F. Kaminski IV  
Florida Bar Number: 74728  
STEARNS, WILLIAMS & DODDRIDGE, PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatestrustlaw.com  
Secondary E-Mail: stacey@flprobatestrustlaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02673P

SAVE TIME

Legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
File No: 25-CP-1615  
Division: Probate  
IN RE: ESTATE OF ROSEMARIE MARTIN,  
Deceased.

The administration of the estate of ROSEMARIE MARTIN, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 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 26, 2025.

Personal Representative:  
Jenny Kaponikolas,  
1528 Alert St Holiday FL 34690  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachael@elizabethdevolder.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02668P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.  
2025CP000335CPAXWS  
IN RE: ESTATE OF JOSHUA DANIALS WOOD,  
Deceased.

The administration of the estate of JOSHUA DANIALS WOOD, deceased, File Number 2025CP000335CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which West Pasco Judicial Center, 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 26, 2025.

Personal Representative:  
Jeannie Frane  
1121 Jimmy Wells Road  
Ellaville, Georgia 31806  
Attorney for Personal Representative  
Karen C.D. Gabbadon, FBN: 0002471  
Quintaros, Prieto, Wood & Boyer, P.A.  
1410 N. Westshore Boulevard,  
2nd Floor  
Tampa, Florida 33607  
PH: (813) 286-8818 /  
(813) 286-9998 - Facsimile  
E-Mail: kgabbadon@qpwbaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02672P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 2025-CP-001821  
IN RE: ESTATE OF ANASTASIA KAPONIKOLAS a/k/a TASIA KAPONIKOLAS  
DECEASED.

The administration of the Estate of Anastasia Kaponikolas, deceased, whose date of death was 8/25/2025, Case Number 2025CP001821, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 26 day of December, 2025.

Personal Representative:  
Jenny Kaponikolas,  
1528 Alert St Holiday FL 34690  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachael@elizabethdevolder.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02668P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.  
2025CP000335CPAXWS  
IN RE: ESTATE OF JOSHUA DANIALS WOOD,  
Deceased.

The administration of the estate of JOSHUA DANIALS WOOD, deceased, File Number 2025CP000335CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which West Pasco Judicial Center, 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 26, 2025.

Personal Representative:  
Jeannie Frane  
1121 Jimmy Wells Road  
Ellaville, Georgia 31806  
Attorney for Personal Representative  
Karen C.D. Gabbadon, FBN: 0002471  
Quintaros, Prieto, Wood & Boyer, P.A.  
1410 N. Westshore Boulevard,  
2nd Floor  
Tampa, Florida 33607  
PH: (813) 286-8818 /  
(813) 286-9998 - Facsimile  
E-Mail: kgabbadon@qpwbaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02672P

FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2025CA001605CAAXWS  
ON SLOW BAY FINANCIAL, LLC.;  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
SURVIVING SPOUSE, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING AN  
INTEREST IN THE ESTATE OF  
TROY RAINES, ET.AL;  
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 20, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on January 14, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property:

Lot 7 and the East 30 feet of Lot 8, Block 5, Jasmin Point Estates, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 14, of the Public Records of Pasco County, Florida. Property Address: 7213 JASMIN DR, NEW PORT RICHEY, FL 34652

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 TEH

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.

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.

Attorneys for Plaintiff  
Andrew Arias, FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road, Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954)-644-8704;  
Fax (401) 262-2110  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
MLG No.: 25-01168  
Dec. 26, 2025; Jan. 2, 2026  
25-02663P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. 2025CA001375CAAXES  
Trust Bank,  
Plaintiff, vs.  
Harold J. Key, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA001375CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Trust Bank is the Plaintiff and Harold J. Key; Country Walk Homeowners' Association, Inc. a/k/a Country Walk Homeowner's Association, Inc.; Heather C. Key are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 2nd day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, COUNTRY WALK SUB-DIVISION, INCREMENT C, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:  
16-26-20-0030-00000-0090

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

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

Dated this 22 day of December, 2025.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 25-F00964  
Dec. 26, 2025; Jan. 2, 2026  
25-02662P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2023CA004192CAAXWS  
FREEDOM MORTGAGE CORPORATION,  
Plaintiff, vs.  
DONALD G. GARY AND JILL M. GARY, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2025, and entered in 2023CA004192CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and DONALD G. GARY; JILL M. GARY; REGIONS BANK; AUTUMN OAKS HOMEOWNERS' ASSOCIATION, INC. 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, at 11:00 AM, on January 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, AUTUMN OAKS UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 18502 WINDING OAKS BLVD, HUDSON, FL 34667

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 19 day of December, 2025.

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  
By: (S)Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
23-140942 - RaO  
Dec. 26, 2025; Jan. 2, 2026  
25-02658P



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ACTIONS / SALES

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FIRST INSERTION
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION</b></p> <p><b>CASE NO.: 2024-CA-000590 WS DIVISION: J3/J7</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER TOWNSEND AKA CHRISTOPHER THOMAS TOWNSEND , DECEASED, et al, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 21, 2025, and entered in Case No. 2024-CA-000590 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Christopher Townsend aka Christopher Thomas Townsend , deceased, MV Realty PBC, LLC, Barbara Townsend, Regency Park Civic Association, Inc., Possible Heir, Minor, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, Pasco County, Florida at 11:00 am on the January 22, 2026 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 393, REGENCY PARK, UNIT 1 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK</p>
<p>11, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>A/K/A 10131 OLD ORCHARD LANE PORT RICHEY FL 34668</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>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:</p> <p>Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654</p> <p>Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.</p> <p>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>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 10 day of December, 2025.</p> <p>ALBERTELLI LAW</p> <p>P. O. Box 23028</p> <p>Tampa, FL 33623</p> <p>Tel: (813) 221-4743</p> <p>Fax: (813) 221-9171</p> <p>eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a></p> <p>By: /s/ Silver Jade Bohn</p> <p>Florida Bar #95948</p> <p>Silver Jade Bohn, Esq.</p> <p>IN/23-009188</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02661P</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025CA001966CAAXES LOANDEPOT.COM, LLC, Plaintiff, vs. KRANTHI BANDARI; VANIMA BANDARI; MONROE MEADOWS HOMEOWNER'S ASSOCIATION OF PASCO COUNTY, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 3, 2025 and entered in Case No. 2025CA001966CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and KRANTHI BANDARI; VANIMA BANDARI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MONROE MEADOWS HOMEOWNER'S ASSOCIATION OF PASCO COUNTY, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on January 13, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 83 OF MONROE MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE(S)</p>
<p>128-131, 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>This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 17th day of December 2025.</p> <p>By: /s/ Marc Granger</p> <p>Marc Granger, Esq.</p> <p>Bar. No.: 146870</p> <p>Kahane &amp; Associates, P.A.</p> <p>1619 NW 136th Avenue, Suite D-220</p> <p>Sunrise, Florida 33323</p> <p>Telephone: (954) 382-3486</p> <p>Telefacsimile: (954) 382-5380</p> <p>Designated service email: <a href="mailto:notice@kahaneandassociates.com">notice@kahaneandassociates.com</a></p> <p>File No.: 25-00895 LND</p> <p>V6.20190626</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02654P</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025-CA-003642 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. DERRICK C. KELSO, et al., Defendants.</b></p> <p>TO: Derrick C. Kelso</p> <p>3427 Pinon Drive</p> <p>Holiday, FL 34691</p> <p>Derrick C. Kelso</p> <p>3052 Stillwater Dr.</p> <p>Kissimmee, FL 34743</p> <p>Derrick C. Kelso</p> <p>1270 Rogers St.</p> <p>Clearwater, FL 33756</p> <p>Unknown Spouse of Derrick C. Kelso</p> <p>3427 Pinon Drive</p> <p>Holiday FL 34691</p> <p>Unknown Spouse of Derrick C. Kelso</p> <p>3052 Stillwater Dr.</p> <p>Kissimmee, FL 34743</p> <p>Unknown Spouse of Derrick C. Kelso</p> <p>1270 Rogers St.</p> <p>Clearwater, FL 33756</p>
<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:</p> <p>Lot 1839, Holiday Lake Estates Unit Twenty-Two, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 45 and 46, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JANUARY 26, 2026</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 pro-</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p><b>CASE NO. 2025CA000103CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CINDY YAMILETH MALDONADO, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000103CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and CINDY YAMILETH MALDONADO; UNKNOWN SPOUSE OF CINDY YAMILETH MALDONADO 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT(S) 29 AND 30, BLOCK 278, MOON LAKE ESTATES UNITY TWENTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 15 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 12832 MOUNTAIN RD, NEW PORT RICHEY, FL 34654</p> <p>Any person claiming an interest in the</p>
<p>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.</p> <p>IMPORTANT</p> <p>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 this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a></p> <p>By: \S\Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a></p> <p>24-231340 - NaP</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02659P</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025CA001112CAAXWS DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. BRITTANY WILSON; NICHOLAS FOSKEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 19, 2025 and entered in Case No. 2025CA001112CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and BRITTANY WILSON; NICHOLAS FOSKEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 36 BLOCK 2, LAKE GENEVA HOMESITES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: BLOCK 2, IS A RESUBDIVISION OF BLOCKS 1, 2, AND 5 LAKE GENEVA HOMESITES AS ORIGINALLY RECORDED IN PLAT BOOK 5, PAGE 136, OF THE PUBLIC</p>
<p>RECORDS OF PASCO COUNTY FLORIDA TOGETHER WITH 2024 LIOH MOBILE HOME, TITLE NUMBERS 154927455 &amp; 154927546; IDENTIFICATION NUMBERS LOHGA20039202A &amp; LOHGA20039202B</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>This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 17th day of December 2025.</p> <p>By: /s/ Marc Granger</p> <p>Marc Granger, Esq.</p> <p>Bar. No.: 146870</p> <p>Kahane &amp; Associates, P.A.</p> <p>1619 NW 136th Avenue, Suite D-220</p> <p>Sunrise, Florida 33323</p> <p>Telephone: (954) 382-3486</p> <p>Telefacsimile: (954) 382-5380</p> <p>Designated service email: <a href="mailto:notice@kahaneandassociates.com">notice@kahaneandassociates.com</a></p> <p>File No.: 25-00175 ESX</p> <p>V6.20190626</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02655P</p>

<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p><b>Case No. 2025CA003776CAAXWS</b></p> <p><b>Truist Bank Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Anthony Pecora, Deceased; et al Defendants.</b></p> <p>TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Anthony Pecora, Deceased</p> <p>Last Known Address: Unknown</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:</p> <p>LOT 44, ORCHID LAKE VILLAGE, UNIT ONE ACCORD-</p>	<p>vision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654; (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this December 22, 2025</p> <p>Nikki Alvarez-Sowles</p> <p>Pasco County Clerk &amp; Comptroller</p> <p>Deputy Clerk: Shakira Ramirez Pagan</p> <p>Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02682P</p>
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<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b></p> <p>ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 64-68 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA</p> <p>DA.</p> <p>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 &amp; 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 26th, 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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</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.</p>	<p>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.</p> <p>DATED ON December 19th, 2025.</p> <p>Nikki Alvarez-Sowles</p> <p>As Clerk of the Court (SEAL) By /s/ Haley Joyner</p> <p>As Deputy Clerk</p> <p>File # 25-F03386</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02651P</p>
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FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p><b>CASE NO. 2025CA000491CAAXWS WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK &amp; TRUST COMPANY, N.A., Plaintiff, vs. NICHOLAS HAMER, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000491CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK &amp; TRUST COMPANY, N.A. is the Plaintiff and NICHOLAS HAMER; SHANNON M. HAMER 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 10, BLOCK F, GROVE PARK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 4743 DRIFT TIDE DRIVE, NEW PORT RICHEY, FL 34652</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 in accor-</p>
<p>dance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>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 this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a></p> <p>By: \S\Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a></p> <p>23-137650 - MiM</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02657P</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p><b>CASE NO. 2023CA003286CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2025, and entered in 2023CA003286CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ; NYDIA I. CRUZ HERNANDES A/K/A NYDIA IVELISSE CRUZ HERNANDES; DEERWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; VILLAGES AT RIVER RIDGE ASSOCIATION, INC. 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 6, DEERWOOD AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 138 THROUGH 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 7856 EMPIRE COURT, NEW PORT RICHEY, FL 34654</p> <p>Any person claiming an interest in the</p>
<p>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.</p> <p>IMPORTANT</p> <p>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 this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a></p> <p>By: \S\Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a></p> <p>23-106958 - MiM</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02656P</p>



--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF JUDICIAL SALE PURSUANT TO CHAPTER 45 CASE NO.: 2025-CA-000520 CA-WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCREI6, MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES Plaintiff, vs. PORT RICHEY PARTNERS LLC, A Delaware Limited Liability company, Defendant.**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA, CIVIL ACTION NO.: 2025-CA-00520, STYLED AS WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCREI6, MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES BY LNR PARTNERS, LLC, IN ITS CAPACITY AS SPECIAL SERVICER VS. PORT RICHEY PARTNERS LLC, a Delaware Limited Liability Company, NOTICE IS HEREBY GIVEN that pursuant to a FINAL IDDGMENT OF FORECLOSURE (CONSENTED TO BY BORROWER) dated December 1, 2025, entered in the above styled cause now pending in said court, that Nikki Alvarez-Sowles, Pasco County Clerk and Comptroller, will sell to the highest and best bidder for cash the following described real and other property in Pasco County, Florida, in accordance with section 45.031, Florida Statutes by public sale beginning at 11:00 a.m. on the 3rd day of February, 2026, at the online foreclosure sale at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com).

DESCRIPTION of real and other property attached hereto as Exhibit "A"  
EXHIBIT A  
Legal Description  
PARCEL 1:  
A parcel of land lying in the South 1/2 of the Northwest 1/4 of Section 21, Township 25 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:  
Begin at the intersection of the Westerly right-of-way boundaries of Scenic Drive and the South boundary of WEST PORT SUBDIVISION, UNIT ONE, according to the map or plat thereof as recorded in Plat Book 11, Pages 82 and 83, of the Public Records of Pasco County, Florida; thence coincident with said Westerly right-of-way boundary for the following four (4) courses:  
(1) South 00° 03' 28" East a distance of 21.64 feet; (2) thence South 28° 40' 17" West a distance of 689.20 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 320.00 feet, a delta angle of 33° 24' 30" and being subtended by a chord

bearing South 45° 20' 57" West for a distance of 183.95 feet; (3) thence coincident with the arc of said curve a distance of 186.59 feet; (4) thence South 62° 02' 58" West a distance of 76.56 feet to a point of intersection of said Westerly right-of-way boundary and the Northerly boundary of lands described in Official Records Book 8673, Page 1791, of the Public Records of Pasco County, Florida; thence departing said Westerly right-of-way boundary coincident with the Northerly and Easterly boundaries of said lands the following twenty two (22) courses: 1.) North 27° 57' 37" West a distance of 63.57 feet; 2.) thence North 00° 44' 39" East a distance of 107.39 feet; 3.) thence North 89° 16' 42" West a distance of 129.97 feet; 4.) thence South 00° 44' 09" West a distance of 129.50 feet; 5.) thence North 61° 22' 49" West a distance of 169.75 feet; 6.) thence North 00° 44' 53" East a distance of 275.09 feet; 7.) thence South 89° 19' 15" East a distance of 32.51 feet; 8.) thence South 00° 28' 06" West a distance of 1.03 feet; 9.) thence South 89° 16' 17" East a distance of 64.98 feet; 10.) thence South 00° 54' 33" West a distance of 1.78 feet; 11.) thence South 89° 15' 28" East a distance of 64.97 feet; 12.) thence North 00° 43' 40" East a distance of 73.95 feet; 13.) thence South 59° 00' 07" East a distance of 69.44 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 85.00 feet, a delta angle of 30° 17' 05" and being subtended by a chord bearing South 74° 11' 51" East for a distance of 44.41 feet; 14.) thence coincident with the arc of said curve a distance of 44.93 feet; 15.) thence North 89° 40' 42" East a distance of 0.83 feet; 16.) thence North 01° 06' 01" East a distance of 24.88 feet to a point coincident with a non-tangent curve concave to the East, said curve having a radius of 4.84 feet, a delta angle of 180° 00' 00" and being subtended by a chord bearing North 01° 00' 53" East for a distance of 9.68 feet; 17.) thence coincident with the arc of said curve a distance of 15.21 feet; 18.) thence North 01° 00' 53" East a distance of 195.77 feet; 19.) thence North 88° 54' 47" West a distance of 20.87 feet; 20.) thence North 00° 45' 24" East a distance of 49.98 feet; 21.) thence North 50° 01' 51" West a distance of 55.47 feet; 22.) thence North 00° 42' 30" East a distance of 69.89 feet to a point coincident with the South boundary of WEST PORT SUBDIVISION, UNIT ONE, according to the map or plat thereof as recorded in Plat Book 11, Pages 82 and 83, of the Public Records

of Pasco County, Florida; thence departing Easterly boundary of said lands coincident with said South boundary, South 89° 16' 16" East a distance of 625.94 feet to the Point of Beginning, PARCEL 2:  
Easement rights for the benefit of Parcel 1 as set forth in that certain Operation and Easement Agreement recorded in Official Records Book 1775, Page 993, and as affected by Official Records Book 1951, Page 1828; Official Records Book 3368, Page 1383; and Official Records Book 7932, Page 220, of the Public Records of Pasco County, Florida. PARCEL 3;  
A portion of the Northwest 1/4 of Section 21, Township 25 South, Range 16 East, Pasco County, said portion being more particularly described as follows:  
From the Northeast corner of the Northwest 1/4 of said Section 21, run thence South 00° 27' 33" West, 1,313.73 feet, along the East boundary of said Northwest 1/4, to a point on the Easterly extension of the South boundary of WEST PORT SUBDIVISION, UNIT ONE, as shown on a map or plat thereof recorded in Plat Book 11, Pages 82 and 83, of the Public Records of Pasco County, Florida; thence South 00° 27' 33" West, 342.08 feet, continuing along said East boundary of the Northwest 1/4, to a Point of Beginning; thence continuing along said East boundary of the Northwest 1/4, South 00° 27' 33" West, 23.73 feet to a point on the Westerly right-of-way line of State Road No. 55, Section 14030-2503 (U.S. Highway No. 19), as it is now established; thence South 28° 37' 38" West, 96.74 feet along said Westerly right-of-way line to a point on the West right-of-way line of Scenic Drive (formerly Kennedy Drive / Old Dixie Highway) as found monumented; thence North 00° 07' 55" East, 133.88 feet, along said right-of-way line; thence South 61° 22' 22" East, 52.67 feet to the Point of Beginning. Exhibit B  
All right, title and interest of Debtor in:  
1. all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, rights to oil, gas, minerals, coal and other substances of any kind or character, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the plot(s), piece(s) or parcel(s) of real property described on

Exhibit A attached hereto and made a part hereof (individual and collectively, hereinafter referred to as the "Premises"), and the buildings, structures, fixtures and other improvements now or hereafter located thereon (the "Improvements"); and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road, highway, alley or avenue, opened, vacated or proposed, in front of or adjoining the Premises, to the center line thereof; and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;  
2. all machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory, materials, supplies and other articles of personal property and accessions thereof, renewals and replacements thereof and substitutions therefore, and other property of every kind and nature, tangible or intangible, owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises or the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements (hereinafter collectively referred to as the "Equipment"), including any leases of: deposits in connection with, and proceeds of any sale or transfer of any of the foregoing, and the right, title and interest of Debtor in and to any of the Equipment that may be subject to any "security interest" as defined in the Uniform Commercial Code, as in effect in the State where the Property is located (the "UCC"), superior in lien to the lien of the Security Instrument;  
3. all awards or payments, including interest thereon, that may heretofore or hereafter be made with respect to the Premises or the Improvements, whether from the exercise of the right of eminent domain or condemnation (including any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Premises or Improvements;  
4. all leases, subleases and other agreements or arrangements

heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in, the Premises or the Improvements, including any extensions, renewals, modifications or amendments thereof (hereinafter collectively referred to as the "Leases") and all rents, rent equivalents, moneys payable as damages (including payments by reason of the rejection of a Lease in any legal proceeding relating to state or federal bankruptcy or insolvency laws or in lieu of rent or rent equivalents), royalties (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, receipts, revenues, deposits (including security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Debtor or its agents or employees from any and all sources arising from or attributable to the Premises and the Improvements, including all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of the Premises or the Improvements, or rendering of services by Debtor or any of its agents or employees, and proceeds, if any, from business interruption or other loss of income insurance (hereinafter collectively referred to as the "Rents"), together with all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of any sum or obligation secured by the Security Instrument;  
5. all proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;  
6. the right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;  
7. all accounts (including reserve accounts), escrows, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the UCC, and all franchises, trade names, trademarks, symbols, service marks,

books, records, plans, specifications, designs, drawings, surveys, title insurance policies, permits, consents, licenses, management agreements, contract rights (including any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair or other work upon the Property), approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Property) and causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon; and  
8. all proceeds, products, offspring, rents and profits from any of the foregoing, including those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing; and  
9. any and all other rights of Debtor in and to the items set forth in numbers (1) through (8) above.  
This UCC 1 Financing Statement is filed in connection with that certain Mortgage, Assignment of Leases and Rents and Security Agreement ("Security Instrument") given by Debtor to Seemed Party, covering the fee estate of Debtor in the Premises and intended to be duly recorded in the county in which the premises is located. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Security Instrument.  
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. 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.  
DATED THIS 17th day of December, 2025.  
Respectfully Submitted,  
WOODBURY LAW, P.A.  
Counsel for Plaintiff  
9100 S. Dadeland Blvd., Suite 1702  
Miami, Florida 33156  
Telephone: (305) 670-9580  
Facsimile: (305) 670-2170  
By: /s/ Michael P. Woodbury  
Michael P. Woodbury (FBN 983690)  
Dec. 26, 2025; Jan. 2, 2026  
25-02684P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025CA001270CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PERTEL, DECEASED, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA001270CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION 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 JOHN PERTEL, DECEASED; SILVER OAKS VILLAGE OWNER'S

ASSOCIATION, INC.; NINA MARIE PERTEL; JOHN JOSEPH PERTEL II 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 A.M. on January 12, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 4, BLOCK F, ALL IN SILVER OAKS VILLAGE - PHASE TWO, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 29 AND 30, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 37450 PICKETTS MILL AVE, ZEPHYRHILLS, FL 33542  
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 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 19 day of December, 2025.  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto: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](mailto:flmail@raslg.com)  
25-273933 - NaP  
Dec. 26, 2025; Jan. 2, 2026

25-02660P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2025CA001570CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STANLEY MICHAEL JACKSON-SMITH A/K/A STANLEY JACKSON-SMITH, DECEASED; RANDOLPH RYAN JACKSON-SMITH; HIGHLANDS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 4, 2025 and entered in Case No. 2025CA001570CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,

BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STANLEY MICHAEL JACKSON-SMITH A/K/A STANLEY JACKSON-SMITH, DECEASED; RANDOLPH RYAN JACKSON-SMITH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HIGHLANDS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), at 11:00 A.M., on January 22, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 80, HIGHLANDS, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 126 THROUGH 132, INCLUSIVE, 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.  
This notice is provided pursuant to

Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
Dated this 23rd day of December 2025.  
By: /s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email: [notice@kahaneandassociates.com](mailto:notice@kahaneandassociates.com)  
File No.: 25-00194 NML  
V6.20190626  
Dec. 26, 2025; Jan. 2, 2026

25-02685P

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.

IV18237\_V34



FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.:</b> <b>2025CA002979CAAXWS</b> <b>SWBC MORTGAGE CORPORATION</b> <b>Plaintiff(s), vs.</b> <b>CARRIE A. HINES; CACERES REAL ESTATE II LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE HINES FAMILY LAND TRUST; THE UNKNOWN SPOUSE OF CARRIE A. HINES; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).</b> TO: CARRIE A. HINES LAST KNOWN ADDRESS: 8449 REDFIELD DRIVE, PORT RICHEY, FL 34668</p>
<p>CURRENT ADDRESS: UNKNOWN TO: UNKNOWN SPOUSE OF CARRIE A. HINES LAST KNOWN ADDRESS: 8449 REDFIELD DRIVE, PORT RICHEY, FL 34668 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows: Lot 1149, THE LAKES UNIT SIX, according to the plat thereof as recorded in Plat Book 20, Page(s) 129 through 131, of the Public Records of Pasco County, Florida. Property address: 8449 Redfield Drive, Port Richey, FL 34668 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on</p>
<p>Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE JANUARY 26, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or imme-</p>
<p>diately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this December 22, 2025 Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Shakira Ramirez Pagan Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-010158-1 Dec. 26, 2025; Jan. 2, 2026 25-02681P</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 2025CA003054CAAXES</b> <b>REGIONS BANK D/B/A REGIONS MORTGAGE,</b> <b>Plaintiff, vs.</b> <b>CHRISTOPHER A. JONES, et al. Defendants.</b> To the Defendants, CHRISTOPHER A. JONES, MONICA A. JONES, and all others whom it may concern: Last Known Address of Defendants: 2660 Lake Manor Drive, Land O Lakes, FL 34639 Current Address of Defendants: 2660 Lake Manor Drive, Land O Lakes, FL 34639 You are hereby notified that an action to foreclose a mortgage lien on the following property in Pasco County, Florida: Lot 8, Manors at Lake Padgett, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 35 and 36, of the Public Records of Pasco County, Florida. has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Michael C. Caborn, Esquire, Winderweedle, Haines, Ward &amp; Woodman, P.A., Plaintiff's attorney, whose address is 329 Park Avenue North, Second Floor, Winter Park, FL 32789, within 30 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. See §49.09, Fla. Stat. This Notice of Action shall be published once during each week for two (2) consecutive weeks under §49.10(c), Fla. Stat. DUE ON OR BEFORE JANUARY 26TH, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Datedt on December 19, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Winderweedle, Haines, Ward &amp; Woodman, P.A., P. O. Box 880, Winter Park, FL 32790-0880 Dec. 26, 2025; Jan. 2, 2026 25-02667P</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.2025CA001004CAAXWS</b> <b>LAKEVIEW LOAN SERVICING, LLC;</b> <b>Plaintiff, v.</b> <b>MATTHEW L. MCCOWAN A/K/A MATTHEW LEE MCCOWAN, ET.AL;</b> <b>Defendants</b> NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 20, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on January 14, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property: Lot 189, River Crossing Unit 3, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 10 and 11, of the Public Records of Pasco County, Florida. Property Address: 5521 RED-HAWK DR, NEW PORT RICHEY, FL 34655 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 TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN</p>
<p>ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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. Attorneys for Plaintiff Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-00582 Dec. 26, 2025; Jan. 2, 2026 25-02664P</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.:</b> <b>2024CA001385CAAXWS</b> <b>CROSSCOUNTRY MORTGAGE, LLC,</b> <b>Plaintiff(s), v.</b> <b>UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WOMAN A/K/A TIFFANY C. WOMAN; JERRY DEWAYNE WOMAN A/K/A JERRY D. WOMAN; BRENDA M. WOMAN A/K/A BRENDA YOUNG WOMAN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th day of December 2025, in Case No.: 2024CA-001385CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein CROSS-COUNTRY MORTGAGE, LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WOMAN A/K/A TIFFANY C. WOMAN; JERRY DEWAYNE WOMAN A/K/A JERRY D. WOMAN A/K/A JERRY D. WOMAN; BRENDA M. WOMAN A/K/A BRENDA YOUNG WOMAN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Last known address: Unknown Unknown Heir, Beneficiary and De- visee 3 of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown Unknown Heir, Beneficiary and De- visee 4 of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 672, LAKE PADGETT ES- TATES, NORTH GROVE AD- DITION, Pasco County, Florida, being more particularly described as follows: Begin 2182.46 feet South and 2038.08 feet East of the Northwest corner of Section 19, Township 26 South, Range 19 East, Pasco County, Florida; thence South 68° 36' 11" West, 91.65 feet thence South 47° 52' 01" West, 87.04 feet; thence South 01° 27' 30" East, 76.63 feet; thence South 89° 00' 35" East, 150.18 feet; thence North 01° 32' 27" East, 139.88 feet to the Point of Begin-</p>
<p>ning. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JANUARY 26TH, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on December 17, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Dec. 26, 2025; Jan. 2, 2026 25-02683P</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.: 2025-CA-002535</b> <b>LAKEVIEW LOAN SERVICING, LLC,</b> <b>Plaintiff, v.</b> <b>DARRYL TURMEL, et al., Defendants.</b> TO: Darryl Turmel 36733 Thomas Jefferson Road Dade City FL 33525 Darryl Turmel 38747 Central Ave. Zephyrhills, FL 33540 Wendy L. Turmel a/k/a Wendy Turmel 36733 Thomas Jefferson Rd Dade City FL 33525 Wendy L. Turmel a/k/a Wendy Turmel 38747 Central Ave. Zephyrhills, FL 33540 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lots 10, 11 and 12, Block D, SU- WANNEE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 18, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days</p>
<p>from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JANUARY 26TH, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on December 19, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Dec. 26, 2025; Jan. 2, 2026 25-02666P</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.: 2025-CA-002332</b> <b>THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, v.</b> <b>MATTHEW D. SHERROD, et al., Defendants.</b> TO: Unknown Personal Representative of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown Unknown Heir, Beneficiary and De- visee 3 of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown Unknown Heir, Beneficiary and De- visee 4 of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 672, LAKE PADGETT ES- TATES, NORTH GROVE AD- DITION, Pasco County, Florida, being more particularly described as follows: Begin 2182.46 feet South and 2038.08 feet East of the Northwest corner of Section 19, Township 26 South, Range 19 East, Pasco County, Florida; thence South 68° 36' 11" West, 91.65 feet thence South 47° 52' 01" West, 87.04 feet; thence South 01° 27' 30" East, 76.63 feet; thence South 89° 00' 35" East, 150.18 feet; thence North 01° 32' 27" East, 139.88 feet to the Point of Begin-</p>
<p>ning. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JANUARY 26TH, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on December 17, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Dec. 26, 2025; Jan. 2, 2026 25-02665P</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO: 2025CC006972CCAXWS</b> <b>ARBORWOOD AT SUMMERTREE, INC. a Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF ANN COLLETTI, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> TO: ESTATE OF ANN COLLETTI, ANY AND ALL UNKNOWN HEIRS YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to fore- close any claims which are inferior to the right, title and interest of the Plaintiff, ARBOR WOOD AT SUM- MER TREE, INC., herein in the fol- lowing described property: Lot 272, ARBORWOOD AT SUM- MERTREE, according to the plat thereof, recorded in Plat Book 22, Page 50 through 63, Public Re- cords of Pasco County, Florida. With the following street address: 11627 Aspenwood Drive, New Port Richey, Florida 34654 has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and</p>
<p>file the original with the Clerk of this Court either before service on Plain- tiffs attorney or immediately thereaf- ter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JANUARY 26TH, 2026 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing im- paired call 711. The court does not pro- vide transportation and cannot accom- modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding transportation services. WITNESS my hand and the seal of this Court on December 17, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 Dec. 26, 2025; Jan. 2, 2026 25-02653P</p>

# 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.

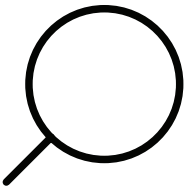


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

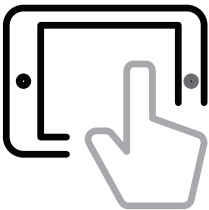
**Verifying publication is difficult-to-impossible on the web.**

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.

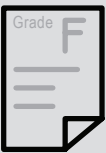


**Moreover, the real digital divide for public notice is growing**

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.**

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)

# 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



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







--- ESTATE ---			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2025CP001941CPAXES IN RE: ESTATE OF DEWEY EUGENE COON, a/k/a DEWEY E. COON, a/k/a DEWEY COON, Deceased. The administration of the estate of DEWEY EUGENE COON, a/k/a DEWEY E. COON, a/k/a DEWEY COON, deceased, whose date of death was SEPTEMBER 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 19, 2025. Personal Representative: SANDRA J. LOYER-COON 5244 Jo Street Zephyrhills, FL 33542 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			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001953CPAXWS IN RE: ESTATE OF PETER ROCCO Deceased. The administration of the estate of PETER ROCCO, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. Personal Representative: FRANCINE ROCCO 2431 NW Street, Apt. 4403 Gainesville, FL 32606 Attorney for Personal Representative: RODOLFO SUAREZ, JR. ESQ. Attorney Florida Bar Number: 013201 9100 S Dadeland Blvd., Suite 1620 Miami, Florida 33156 Telephone: (305) 448-4244 Fax: (305) 448-4211 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@ suarezlawyers.com December 19, 26, 2025 25-02619P			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001300CPAXWS IN RE ESTATE OF RANDY PAUL DOOLEY Deceased. 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION of this NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED. The date of first publication of this notice is December 19, 2025. Personal Representative: Margaret Stacey Szulczewski 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			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001802CPAXWS Division Probate IN RE: ESTATE OF MELVIN LESLIE NICHOLS, Deceased. 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 19, 2025. Personal Representative: Wayne Lewis Nichols 18 Pettipaug Road Haddam Neck, CT 06424-3117 Attorney for Personal Representative: John W. Hudzietz II E-Mail Address: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz & Mancini, P.A. 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 December 19, 26, 2025 25-02626P			
SECOND INSERTION			
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2025CA003269CAAXWS AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. YUNIER ALFREDO JUSTIZ FARRAY; et al Defendants. TO: YUNIER ALFREDO JUSTIZ 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: LOT 1036 AND THE NORTH 5 FEET OF LOT 1035, EMBASSY HILLS UNIT SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 8805 LIDO LN, PORT RICHEY, FL 34668. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before January 20, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED ON 12/12/2025 NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT By: Julian Garcia DEPUTY CLERK SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff December 19, 26, 2025 25-02618P			
SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2023CA003523CAAXES 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). 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: LOT 27, BLOCK 1, MEADOW POINTE PARCEL 10 UNITS 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 20, 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 Diaz Anselmo & 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. 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 ON December 15, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Diaz Anselmo & 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			
SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA002956CAAXWS MIDFIRST BANK Plaintiff, VS. AMY J WATERS, ET AL. Defendants. 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 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. 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 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. 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. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 12th day of December, 2025. By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@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			

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.: 2025CA000825CAAXWS 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. 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: 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 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 WITH THE CLERK 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. Dated this 11th day of December, 2025 By: Paris A. Roach Paris A. Roach, Esq. DELUCA LAW GROUP, PLLC Bar Number: 1028751 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311   FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 24-06457-1 December 19, 26, 2025 25-02613P			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA001317CAAXWS BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES;; ELEANOR CRITCHLAW; HOLLY LANG; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 1, 2025 in Civil Case No. 2024CA001317CAAXWS, 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. 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-			
scribed real property as set forth in said Final Judgment, to wit: LOT 226, EMBASSY HILLS UNIT ONE, AS SHOWN ON PLAT AS RECORDED IN PLAT BOOK 11, RAGES 86, 87 AND 88, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 12th day of December, 2025. By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@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			



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ACTIONS / SALES

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SECOND 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

SECOND 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 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

SECOND 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, 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.

SECOND INSERTION

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

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

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

SECOND 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

SECOND 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 FLHMB0C4420188A AND FLHMB0C4420188B 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

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION  
**CASE NO.**

**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 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

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