PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025

Concord Station Community Development District

the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Concord Station Community Development District shall be held at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638. The meetings will convene at the time listed below. The meeting dates are as follows:

December 12, 2024 at 6:30 p.m. January 9, 2025 at 6:30 p.m. February 13, 2025 at 6:30 p.m. March 13, 2025 at 6:30 p.m. April 10, 2025 at 6:30 p.m. May 8, 2025 at 6:30 p.m. June 12. 2025 at 6:30 p.m. July 10, 2025 at 6:30 p.m. August 14, 2025 at 6:30 p.m.

September 11, 2025 at 6:30 p.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4663, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 565-4663. If you are hear-ing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Breeze, District Management

November 29, 2024

RFQ for Engineering Services The Dupree Lakes Community Development District ("District"), located in Pasco County, Florida, announces that professional As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

24-02177P

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

FOR THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on January, 10, 2024 to the attention of Jason Greenwood (by email to: jgreenwood@gms-tampa.com) ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in

writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager. DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

(Weight: 25 Points) Ability and Adequacy of Professional Personnel Consider the capabilities and experience of key personnel within the firm including certification, training, and education;

affiliations and memberships with professional organizations; etc. Consultant's Past Performance

(Weight: 25 Points) Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

Geographic Location

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project. Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

Certified Minority Business Enterprise

(Weight: 5 Points) Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none. Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points) Consider the desire to diversify the firms that receive work from the District; etc. November 29, 2024

WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

(THE "CITY"), RELATING TO THE COMPREHENSIVE PLAN (THE "PLAN") IN ACCORDANCE WITH CHAPTER 163, PART II, FLOR-IDA STATUTES; REPEALING AND REPLACING THE PLAN'S TRANSPORTATION ELEMENT; PROVIDING AUTHORITY; PRO-VIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPRE-HENSIVE PLAN; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIV-ENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PRO-

The public hearing will be held on December 09, 2024 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of URICK SWAIN ALLDREDGE, JR., if deceased any unknown heirs or assigns, and KATHY MARIE ALLDREDGE, if deceased any unknown heirs or assigns. will, on December 18, 2024, at 10:00 a.m., at 35120 SR 54, Lot 13, Zeph-yrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 STAR TRAVEL TRAILER,

- VIN: 1C9100J23D1108401, TITLE NO.: 0020841665
- and all other personal property
- located therein
- PREPARED BY:
- J. Matthew Bobo Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

(PO#25587-107)

Nov. 29; Dec. 6, 2024 24-02173P

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 Systematic Investments located at 31937 Surfton Knot Court, in the Courty of Pasco, in the City of San Antonio, Florida 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at San Antonio, Florida, this 21st day of November, 2024. Lucille Coleman

November 29, 2024 24-02180P



FIRST INSERTION

24-02178P

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 4th day of October, 2024, in the cause wherein Cathleen Camacho, was Plaintiff, and Marcella Aubre, was Defendant, being case number 51-20 l 3-SC-000845-ES in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Marcella Aubre, in and to the following described property, to wit: 2019 Mercedes GLC, Gray

(Weight: 20 Points)

VIN: WDC0G6EB7KF492285 I shall offer this property for sale "AS IS" on January 2, 2025, or as soon thereafter as possible, at Crockett's Towing 1360 l US-4 I, Spring Hill, FL 34610@ 10:00 am in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HA D, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution. Walter L Sanders PA

3449 Technology Drive Suite 109

North Venice, FL 34275

No

,	CHRIS NOCCO, as Sheriff
	Pasco County, Florida
	By: /s/ Cpl. David Peltz
	Deputy Sheriff
ovember 29; December 6, 13, 20, 2024	24-02174P

FIRST INSERTION

Summary Administration NOTICE TO CREDITORS

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 214 acres known as Avalon Park West Parcel E2 Phases 1, 2, 3, 4, & 5. The project is located

in Pasco County, Section(s) 12, 13, Township 26 South, Range 20 East. The permit applicant is SITEX NR Development, LLC whose address is 3801 Avalon Park Blvd E, Suite 400, Orlando, FL 32828. The Permit No. is 43013559.066. The file(s) pertaining to the project referred to above is available for inspec-

tion Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooks-ville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

November 29, 2024 24-02176P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANI-ZATIONAL MEETING OF THE BOARD OF SUPERVISORS PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

to the public and all landowners within Preserve at Legends Pointe Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 107.404 acres of land generally located s of SR 52, south of Hudson Avenue, east of Hicks Road and due west of Hays Road, entirely within Pasco County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

FIRST INSERTION NOTICE THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA

ORDINANCE NO. 1497-24 AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA

VIDING AN EFFECTIVE DATE.

City Council, 5335 8th Street, Zephyrhills, FL 33542. * PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing.

December 20, 2024 DATE:

TIME: 11:00 AM

Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel PLACE: 2740 Cypress Ridge Boulevard Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Dis trict Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

24-02181P

District Manager November 29; December 6, 2024

A.D.A. and F.S. 286.26.				
286.0105				
November 29, 2024				

24-02175P

FIRST INSERTION

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Epperson North Community Development District ("District") will hold a Board meeting on Wednesday, December 11, 2024, at 6:00 p.m., at the Hilton Garden Inn 26640 Silver Maple Parkway Wesley Chapel, Florida 33544. The meeting scheduled for Thursday, December 5, 2024, is hereby canceled. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing larry@breezehome.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by tele-

phone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Larry Krause	
District Manager	
November 29, 2024	24-02179P

(summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001858 IN RE: ESTATE OF BARBRO MARTA KRIEGER Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate

of Barbro Marta Krieger, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the

address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death

was September 4, 2024; that the to tal value of the estate is \$32,000,00 and that the names and addresses

of those to whom it has been assigned

by such order are: NAME ADDRESS

Norman Johnson

8496 Carlisle Court Burr Ridge, IL 60527

Ronald Johnson

7430 E. Harvard Avenue. #101

Denver, CO 80231

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 29, 2024.

Person Giving Notice: Norman Johnson 8496 Carlisle Court Burr Ridge, IL 60527 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Nov. 29; Dec. 6, 2024 24-02170P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-001908

IN RE: ESTATE OF

MICHAEL DALE LOWE

Deceased.

The administration of the estate of

Michael Dale Lowe, deceased, whose

date of death was November 4, 2024, 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 repre-

All creditors of the decedent and oth-

sentative's attorney are set forth below.

er 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

The personal representative has no

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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,

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

Adam Robert Brigham

1821 Cypress Preserve Drive

apt 108 Lutz, Florida 33549

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is November 29, 2024.

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

Florida Statutes.

NOTICE.

BARRED.

discover whether any property

OF THIS NOTICE ON THEM.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP001494CPAXWS **Division:** Probate IN RE: ESTATE OF ANTHONY JOSEPH KIRTOS JR. Decedent.

The administration of the estate of ANTHONY JOSEPH KIRTOS JR., deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 no-

tice is November 29, 2024. Personal Representative: VIRGINIA KULIK 3354 Devonshire Dive Holiday, FL 34691 Attorney for Personal Representative: THOMAS R. WALSER, Esq. Email Address: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste 101, Boca Raton, Florida 33487 Telephone: (561) 210-5500 Nov. 29; Dec. 6, 2024 24-02169P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP001259CPAXES

Division Probate IN RE: ESTATE OF DONALD RAY ST. ARNAULD Deceased.

The administration of the estate of Donald Ray St. Arnauld, deceased, whose date of death was March 20, 2024, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1668 IN RE: ESTATE OF SEAN DAVID BROOKS, aka SEAN D. BROOKS Deceased.

The administration of the estate of SEAN DAVID BROOKS, also known as SEAN D. BROOKS, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 WITH-IN 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 SEC-TION 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: November 29, 2024. HOLLY A. BROOKS Personal Representative 2666 Barksdale Court Clearwater, FL 33761 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

irivera@hnh-law.com 24-02183P Nov. 29; Dec. 6, 2024

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 512019CA000726CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-20CB

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES

2006-20CB,

--- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP001139CPAX Division WS IN RE: ESTATE OF CAROL ANN CONEN Deceased. The administration of the estate of

CAROL ANN CONEN, deceased, whose date of death was May 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is November 29, 2024. **Personal Representative:** CHARLES R. CONEN

8719 Elm Leaf Ct. Port Richey, Florida 34668 Attorney for Personal Representative: TERESA S. FITZPATRICK Attorney Florida Bar Number: 0033065 6560 9th Avenue North ST PETERSBURG, FL 33710 Telephone: (727) 727-381-8003 Fax: (727) 674-2549 E-Mail: teresa@fitzpatricklawyers.com Secondary E-Mail: chris@fitzpatricklawyers.com 24-02168P Nov. 29; Dec. 6, 2024

FIRST INSERTION

INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered on November 21, 2024 nunc pro tunc to October 30, entered in Case No. 512019CA000726CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUST-EE FOR THE CERTIFICATEHOLD-ERS CWALT, INC., ALTERNA-TIVE LOAN TRUST 2006-20CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-20CB is Plaintiff and THE KINGS HOUSE, CHURCH OF CHRIST, SCIENTIST AS TRUSTEE FOR THE KINGS HOUSE CHURCH OF CHRIST SCIENTIST PURE ECCLE-SIASTICAL TRUST DATED 2018; UNKNOWN BENEFICIARIES OF THE KINGS HOUSE CHURCH OF CHRIST SCIENTIST PURE ECCLE-SIASTICAL TRUST DATED 2018; THE KING'S HOUSE, CHURCH OF CHRIST SCIENTIST, AN UN-INCORPORATED CHURCH, AS TRUSTEE FOR FLORIDA TRUST DATED 2017, AND NUMBERED B2626365271128197201012017; UKNOWN BENEFICIARIES OF THE FLORIDA TRUST DAT-ED 2017, AND NUMBERED B2626365271128197201012017; SUNCOAST CREDIT UNION F/K/A SUNCOAST SCHOOLS FEDERAL CREDITIINION SHARON BAYER-JONES; JASON JOHN STODDARD A/K/A JASON STODDARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURTS, PASCO COUNTY, FLORIDA; UN-KNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk

of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on January 23, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 17, BLOCK 4, OF MEAD-

OW POINTE PARCEL 7, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 1-4, OF THE PUBLIC RECORD OF PASCO COUNTY, FLORIDA

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001642-WS IN RE: ESTATE OF TIMOTHY DEE KELLY, A/KIA TIMOTHY D. KELLY

The administration of the estate of Timothy Dee Kelly, a/k/a Timothy D. Kelly, deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth

Deceased.

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 creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 29, 2024.

Personal Representative: Richard A. Venditti

500 East Tarpon Avenue Tarpon Springs, Florida 34689 Attorney for Personal Representative: Richard A. Venditti, Esquire Attorney for personal representative Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: richard@tarponlaw.com Secondary E-Mail: celeste@tarponlaw.com Nov. 29; Dec. 6, 2024 24-02172P

--- SALES ----

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

FLORIDA CIVIL DIVISION Case No. 2024CC000155CCAXWS WINDSOR PLACE AT RIVER **RIDGE ASSOCIATION, INC.,**

Plaintiff, v. FERNANDY BEAGUE,

Defendant.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024CC000155CCAXWS the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

Lot 10, WINDSOR PLACE AT RIVER RIDGE, according to the plat thereof, recorded in Plat Book 52, Page 110, of the Public Records of Pasco County, Florida.

Parcel Identification Number: 32-25-17-0180-00000-0100 ("Property")

Property Address: 7754 Brisbane Court, New Port Richey, Florida 34654

at public sale, to the highest and best bidder for cash at 10:00 a.m. on January 9, 2025. The sale shall be conducted online at http://www.pasco. realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 21st day of November 2024. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin. Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 Nov. 29; Dec. 6, 2024 24-02166P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No.

2019-CA-003231-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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

2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553 Email: ed@spinkslawfirm.com Nov. 29; Dec. 6, 2024 24-02171P

s/ T. Edmund Spinks

Fla Bar No. 0423947

T. Edmund Spinks, Esq.

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 WITH-IN 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 SEC-TION 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: November 29, 2024.

Personal Representative: **Gregory St. Arnauld** 10105 Woodland Drive Portage, Michigan 49002 Attorney for Personal Representative: Raymond A. Harris Attorney Florida Bar Number: 115128 BUHL LITTLE LYNWOOD & HARRIS PLC 271 Woodland Pass Suite 115 East Lansing, MI 48823 Telephone: (517) 853-6900 Fax: (517) 853-6902 E-Mail: rharris@bllhlaw.com Secondary E-Mail: mwitmer@bllhlaw.com 24-02167P Nov. 29; Dec. 6, 2024

Plaintiff, vs. THE KINGS HOUSE, CHURCH OF CHRIST, SCIENTIST AS TRUSTEE FOR THE KINGS HOUSE CHURCH OF CHRIST SCIENTIST PURE ECCLESIASTICAL TRUST DATED 2018; UNKNOWN **BENEFICIARIES OF THE KINGS HOUSE CHURCH OF** CHRIST SCIENTIST PURE ECCLESIASTICAL TRUST DATED 2018; THE KING'S HOUSE, CHURCH OF CHRIST SCIENTIST, AN UNINCORPORATED CHURCH, AS TRUSTEE FOR FLORIDA TRUST DATED 2017, AND NUMBERED B2626365271128197201012017; UKNOWN BENEFICIARIES OF THE FLORIDA TRUST DATED 2017, AND NUMBERED B2626365271128197201012017; SUNCOAST CREDIT UNION F/K/A SUNCOAST SCHOOLS FEDERAL CREDIT UNION; SHARON BAYER-JONES: JASON JOHN STODDARD A/K/A JASON STODDARD; STATE OF FLORIDA, **DEPARTMENT OF REVENUE;** CLERK OF COURTS, PASCO COUNTY, FLORIDA; 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

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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 Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 44/22/2024. By: /s/ Nazish Z. Shah Nazish Z. Shah Florida Bar No.: 92172 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178308 / TM1 Nov. 29; Dec. 6, 2024 24-02163P

UNKNOWN SPOUSE, HEIRS. **DEVISEES, GRANTEES,** ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY A. LILLY AKA DOROTHY ANN LILLY, DECEASED, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019-CA-003231-CAAX-WS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, MORT-GAGE ASSETS MANAGEMENT, LLC, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY A. LILLY AKA DOROTHY ANN LILLY. DECEASED, et. al., are Defendants, Clerk of Court, Nichole "Nikki" Alvares-Sowles, will sell to the highest bidder for cash at WWW.PASCO. REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 8th day of January, 2025, the following described property: LOT 15, EASTBURY GAR-

DENS, UNIT ONE, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 87, OF THE

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 22nd day of November, 2024.GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 TELEPHONE: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0288 / JSchwartz Nov. 29; Dec. 6. 2024 24-02164P

PASCO COUNTY

--- SALES ----

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA003407CAAXES CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY MAHONEY, AKA MARY E. MAHONEY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 05, 2024, and entered in 2023CA003407CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SE-RIES 2007-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 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 MARY MAHONEY AKA MARY MAHONEY, DECEASED; MI-CHAEL MAHONEY, JR.; TUSCANO AT SUNCOAST CROSSINGS CON-DOMINIUM ASSOCIATION, INC; SUNCOAST CROSSINGS MASTER ASSOCIATION, INC.; MATTHEW MAHONEY 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 December 18, 2024, the following described property as set forth in

said Final Judgment, to wit: UNIT 214, BUILDING 7, TUSCA-NO AT SUNCOAST CROSSING, A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6873, PAGE 568 AND CONDOM AND CONDOMINIUM FLAT BOOK 6, PAGE 107, AND ANY

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT

OF THE SIXTH JUDICIAL

CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION

Case No. 51-2023-CA-005027-WS

GTE FEDERAL CREDIT UNION

ROBERT C. HALL, JR. A/K/A

ROBERT CLARENCE HALL, JR., UNKNOWN SPOUSE OF

ROBERT C. HALL, JR. A/K/A

ROBERT CLARENCE HALL, JR. PINE RIDGE AT SUGAR CREEK

HOMEOWNERS ASSOCIATION,

Notice is hereby given, pursuant to Amended Final Judgment of Foreclo-

sure for Plaintiff entered in this cause

on November 21, 2024, in the Circuit

Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Cir-

cuit Court, will sell the property situated in Pasco County, Florida described

LOT 35, PINE RIDGE AT SUG-

AR CREEK PHASE 1, AS PER

INC., BANK OF AMERICA, N.A.,

AND UNKNOWN TENANTS/

D/B/A GTE FINANCIAL

Plaintiff. vs.

OWNERS,

Defendants.

AMENDMENTS MADE THERE-TO, PUBLIC RECORDS OF PASCO COUNTY FLORIDA. TO-GETHER WITH UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. WHICH CURRENT-LY HAS THE ADDRESS OF 1600 VILLA CAPRI CIR #214, ODES-SA, FLORIDA 33556-6094 Property Address: 1600 VILLA CAPRI CIR 214, ODESSA, FL 33556

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 DISABILI-TIES 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 Cen-ter, 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 informa-tion regarding transportation services.

Dated this 25 day of November, 2024. 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 23-105484 Nov. 29; Dec. 6, 2024 24-02182P

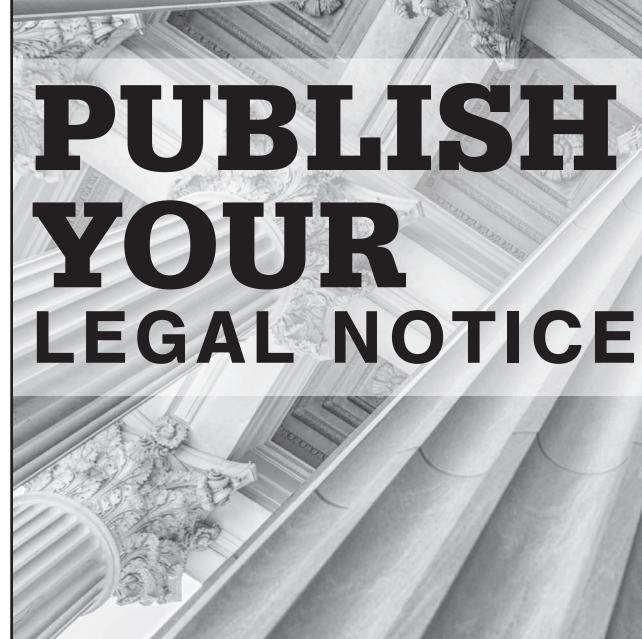
FIRST INSERTION

bidder, for cash, online at www.pasco. realforeclose.com, on January 7, 2025 at 11:00 A.M.

Any persons 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: November 25, 2024

Dated: November 25, 2024 By:/s/ David R. Byars



We publish all Public sale, Estate & Court-related notices

PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNIY, FLORIDA. and commonly known as: 12248 RIDGEDALE DRIVE, HUDSON, FL 34669; including the building, appurtenances, and fixtures located therein.

at public sale, to the highest and best

David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F181350/2321152/wll Nov. 29; Dec. 6, 2024 24-02165P

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



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



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



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



Commercial Notices

Court Notices



Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1816 IN RE: ESTATE OF LILY MARINA, Deceased.

The administration of the estate of LILY MARINA, deceased, whose date of death was September 27, 2024; File Number 2024-CP-1816, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representatives and the personal representatives' 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001785CPAXWS IN RE: ESTATE OF GARY SWEN ANDERSON, AKA GARY S. ANDERSON Deceased.

The administration of the estate of GARY SWEN ANDERSON, AKA GARY S. ANDERSON, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP00428CPAXWS

Division Probate IN RE: ESTATE OF

JUDITH M. DENICOLA Decedent. The administration of the estate of Judith M. DeNicola, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

SECOND INSERTION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 the surviving spouse or a beneficiary as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

SECOND INSERTION

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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,

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

All other creditors of the decedent

Florida Statutes.

NOTICE.

OF THIS NOTICE ON THEM.

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: November 22, 2024. Signed on this 4th day of November, 11/20/2024.

NOTWITHSTANDING THE TIME

BETTY J. MELUCCI Personal Representative 11425 Fox Run Port Richey, FL 34668 JOSEPH MARINA Personal Representative 10004 Doe Court New Port Richey, FL 34654 Rebecca C. Bell Attorney for Personal Representative

Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com November 22, 29, 2024 24-02154P

TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is November 22, 2024. Personal Representative: JUDITH A. ANDERSON 5956 Seaside Drive New Port Richey, Florida 34652 Attorney for Personal Representative: PETER A. RIVELLINI Florida Bar Number: 0067156 Johnson, Pope, Bokor, Ruppel & Burns, LLP 311 Park Place Blvd, Ste. 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: peter@jpfirm.com Secondary E-Mail: ssigner@jpfirm.com November 22, 29, 2024 24-02125P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

2024-CP-001660-CPAXWS **Division Probate**

IN RE: ESTATE OF CARMEN E. CARROLL Decedent. The administration of the estate of Carmen E. Carroll, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE OF PUBLIC SALE OF MINERAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 512024CA000887CAAXES ABBEY DEVELOPMENT PARTNERS LLC, a Florida limited liability company Plaintiff, vs. JOHN K. KEYES; REUBEN **BROOKS: O.L. RAY: BERNIE** McKENDREE and MAMIE McK-ENDREE, husband and wife; W.F. GLENN; T.L. GLENN, JR.; DR. A.H. McCOY; EMMETTE F. GATHRIGHT; ROBERT A. HERSCHBACH: E. FRED HERSCHBACH; RUDMAN **RESOURCES**, INC., a Texas corporation; WILLIAMS PROPERTIES, INC., a Texas corporation; J. COLLINS WOHNER; ARDEN A. ANDERSON: PAT R. JEFFREYS, TRUSTEE; MAURINE GENECOV MUNTZ; HAYWOOD HANNA, JR.: ROBERT S. DIX and MELBA DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD. husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife: HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD: HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SU-ZANNE HALE, formerly known LISA SUZANNE TEAGUE: RUTH R. STONE; JULIA B. HANNA; GENEVIEVE E. CROOKS; MARY ANN BELL: PATRICIA LAWRENCE; GLENN H. BRACKEN; JEFF M. BRACKEN; SAM T. BRACKEN: A.Y. LEWIS: IDA BRACKEN LEWIS; ADDIE BRACKEN PRICE; ADDIE BRACKEN PRICE, TRUSTEE FOR JOHN PAUL PRICE TRUST NO. 4; ADDIE BRACKEN PRICE,

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001511 IN RE: ESTATE OF

PATRICK E. SHEA, Deceased. The administration of the estate of Patrick E. Shea, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Ste. 105, New Port Richey, Fl 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

FOURTH INSERTION

TRUSTEE FOR SALLY SUE PRICE TRUST NO. 4; DAN MCKENZIE; M.B. RUDMAN: ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989: JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON: MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; THE SATER FAMILY PARTNERSHIP, L.P., a Missouri limited partnership; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARY JON BRYAN; MARTHA KATHRYN LEWIS MARSHALL: COURY HOLDINGS, LLC, a Florida limited liability company; **BLAIRBAX ENERGY, LLC, a Texas** limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; THE MR TRUST; THE RUDMAN FAMILY TRUST: THE RONALD E. SATER LIVING TRUST, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, **Defendants.** NOTICE IS HEREBY GIVEN that

pursuant to the Summary Final Judgment of Partition of Mineral Interests granted on October 29, 2024 and entered on October 30, 2024 in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512024CA000887CAAXES, the undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HEREIO ._ HEREOF, EXHIBIT A ^ ~~d to l HERETO AND MADE A PART

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows: The NW 1/4 of the SE 1/4 of

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 24CP1609CPAXWS IN RE: ESTATE OF GLEN E. LUKES Decedent.

The administration of the estate of Glen E. Lukes, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are

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

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

Section 16, Township 25 South, Range 20 East, Pasco County, Florida. LESS AND EXCEPT right-of-way for McKendree Road..

at public sale, to the highest and best bidder for cash on Tuesday, December 17, 2024 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894. NOTICE: ANY PERSON, OTHER

THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROP-ERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN IN-TEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Leonard H. Johnson, Esquire FNB 319961 Sheada Madani, Esquire / FBN 10567

JOHNSON POPE BOKOR RUPPEL & BURNS LLP 400 North Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com November 8, 15, 22, 29, 2024 24-02052P

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Hillsborough County Civil Court, Court of Hillsborough County, Florida on the 18th day of September, 2024, in the cause wherein Financial Portfolios II Inc, was Plaintiff, and Adam T Beatty, was Defendant, being case number 14CA003786 in said Court.

I, Chris Nacco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Adam T Beatty, in and to the following described property, to wit:

2013 Black Jeep Wrangler Un-limited MOAB Sahara

VIN: 1C4BJWEG0DL561267 I shall offer this property for sale "AS IS" on December 11, 2024, at 10:00 am or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution. Marcadis Singer PA 5104 South Westshore Boulevard

Tampa, FL 33611 CHRIS NOCCO, as Sheriff

Pasco County, Florida

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

File No. 51-2024-CP-001692-CPAXWS Division Probate IN RE: ESTATE OF

PETER J. MALISON Decedent. The administration of the estate of Peter J. Malison, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 the first publication of this Notice is November 22, 2024.

Personal Representative: Susan Thomas 100 Harrogate Ct Longwood, Florida 32779 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 phone:(727)868-2306: Fax:(727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com November 22, 29, 2024 24-02120P

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 the first publication of this Notice is November 22, 2024. Personal Representative: Daniel Trevits 18 James St. Dryden, New York 13053 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 phone:(727)868-2306; Fax:(727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com November 22, 29, 2024 24-02119P

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 the first publication of this Notice is November 22, 2024.

Personal Representative: Eugene Beil 12300 US Hwy 19 Hudson, Florida 34667 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633

BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 phone:(727)868-2306; Fax:(727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com November 22, 29, 2024 24-02121P unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Daniel T. Shea

335 Bridge St. NW, Apt 2403 Grand Rapids, Michigan 49504-5393 Attorney for Personal Representative: Jenny C. Hazel, Esquire Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com November 22, 29, 2024 24-02129P as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 22, 2024. **Personal Representative:** David Glen Lukes 5551 Luckett Rd., C-20 Fort Myers, Florida 33905 Attorney for Personal Representative: Braxton L. Bowen, Jr. Attorney Florida Bar Number: 0114196 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Boulevard Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1161 Fax: (239) 294-3731 E-Mail: braxton.bowen@henlaw.com Secondary E-Mail: becky.defrancesco@henlaw.com November 22, 29, 2024 24-02124P

By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff

November 8, 15, 22, 29, 2024 24-02065P



--- ESTATE ----

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP001669CPAXWS **Division:** Probate IN RE: ESTATE OF LARRY BEAUCHAMP Decedent.

The administration of the estate LAR-RY BEAUCHAMP, deceased, whose date of death was April 13, 2024 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 no-

tice is November 22, 2024. Personal Representative:

CLAUDIA BEAUCHAMP 233 Pin Ct., Unit A

Augusta, GA 30907 Attorney for Personal Representative: THOMAS R. WALSER, Esq. Email Address: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste 101, Boca Raton, Florida 33487 Telephone: (561) 210-5500 November 22, 29, 2024 24-02123P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2024-CP-001484 IN RE: ESTATE OF CHRIS DWAYNE MOODY, Deceased.

The administration of the Estate of CHRIS DWAYNE MOODY, deceased, whose date of death was 1/2/2024, Case Number 2024-CP-001484, 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2024-CP-001884-WS In Re The Estate Of: TAPAS BISWAS.

Deceased.

The administration of the estate of TAPAS BISWAS, deceased, whose date of death was September 12, 2024, is pending in the Circuit Comi for PASCO County, Florida, Probate Division. the address of which is Clerk of Court, 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 WITH-IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Notice is November 22, 2024. AFSOON RAHMANI - PR

LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 November 22, 29, 2024 24-02157P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001761 IN RE: ESTATE OF PAUL EDWARD MASAITIS. Deceased.

The administration of the estate of Paul Edward Masaitis, deceased, whose date of death was July 13, 2024, 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.

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.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Linda West

22811 Southshore Dr. Land O'Lakes, Florida 34639 Attorney for Personal Representative: Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com November 22, 29, 2024 24-02159P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001487 IN RE: ESTATE OF WILLIAM E. NITCH. Deceased.

The administration of the estate of WILLIAM E. NITCH, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523-3805. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 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 Com-munity 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 November 22, 2024. Personal Representative: KATHLEEN DUGANNE

238 N. Cadillac Drive Boardman, OH 44512 Attorney for Personal Representative: KEVIN PILLION ESQ. Florida Bar No. 70288 Life Planning Law Firm 1671 Mound Street Sarasota, FL 34236 Telephone: (941) 914-6000 Email: kevin@lifelawfirm.com Alt. Email: service@lifelawfirm.com November 22, 29, 2024 24-02127P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY PROBATE DIVISION File No. 2024-CP-1303 IN RE: ESTATE OF EFTHIMIOS TSOULOS Deceased.

The administration of the estate of EFTHIMIOS TSOULOS, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Court St., New Port Richey, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er 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 creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Mary L. Andersen 7345 Cedar Point Dr. New Port Richey, FL 34653 Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. MICHAEL KOUSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave, Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5453 E-Mail: nmk@nmklaw.com Secondary E-Mail: transcribe123@gmail.com November 22, 29, 2024 24-02126P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1782 IN RE: ESTATE OF JOHN ROBERT HARRIS. Deceased.

The administration of the estate of JOHN ROBERT HARRIS, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Pro-bate Division, the address of which is P.O. Drawer 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 the surviving spouse or a beneficiary as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: November 22, 2024. Signed on this 22nd day of October,

11/20/2024. KARLA LINDEEN Personal Representative

30190 US Highway 19 N #1015 Trinity, FL 34655

Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com November 22, 29, 2024 24-02155P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001672 Division WS IN RE: ESTATE OF FRANK F. COPPOLA,

Deceased. The administration of the estate of Frank F. Coppola, deceased, whose date of death was August 21, 2024, 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 unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP001726CPAXWS Division I IN RE: ESTATE OF

JANET K. WILSON AKA JANET KAY WILSON Deceased.

The administration of the estate of JANET K. WILSON aka JANET KAY WILSON, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Divi-sion, the address of which is PO Box 338, New Port Richey, Florida 34656court 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.

SECOND INSERTION

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. All other creditors of the decedent and other persons having claims or deIN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: KAREN J. LINDEMAN 8522 Longboat Lane Hudson, Florida 34667

Attorney for Personal Representative: JENNY SCAVINO SIEG ESO Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655

WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE 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 PUB-

LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: CAROLYN ZIMMERMAN. 425 Bay Shore Drive, Unit 11, Panama City Beach, FL 32407 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 12466 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 @elizabeth devolder.comcasemanager@elizabethdevolder.com November 22, 29, 2024 24-02148P 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,

The date of first publication of this notice is November 22, 2024. **Personal Representative:**

Amy Coppola 1006 Almondwood Drive Trinity, Florida 34655 Attorney for Personal Representative: ROBERT J. KELLY, ESQ Florida Bar Number: 238414 Kelly & Kelly, LLP 605 Palm Blvd Dunedin, FL 34698 Telephone: (727) 733-0468

Fax: (727) 733-0469 E-Mail: mpowell@kellyandkellyllp.com Secondary E-Mail: rob@kellyandkellyllp.com November 22, 29, 2024 24-02149P



or email <u>Business</u> legal@businessobserverfl.com **Observer** 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024CP001798ES

IN RE: ESTATE OF

Catherine M. Cerrina a/k/a

Catherine Mary Cerrina

Deceased.

The administration of the estate of Cath-

erine M. Cerrina a/k/a Cathrine Mary

Cerrina, deceased, whose date of death

was September 10, 2024, 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 attor-

ney are set forth below. All creditors of

the decedent and other persons having

claims or demands against decedent's

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com November 22, 29, 2024 24-02158P

SECOND INSERTION

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 PUBLICA-TION 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 WITH-IN 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 FOREV-ER BARRED NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 22, 2024.

> **Personal Representative:** Heather D. Mathis

5717 Southernview Drive Zephyrhills, FL 33541 Attorney for Personal Representative: Nancy McClain Alfonso, Esquire Florida Bar Number: 845892 ALFONSO HERSCH Post Office Box 4 Dade City, Florida 33526-0004 Telephone: (352) 567-5636 Fax: (352) 567-6696 E-Mail: eserve@alfonsohersch.com Secondary: jerrod@alfonsohersch.com November 22, 29, 2024 24-02156P

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

--- ACTIONS / SALES ----

closed herein.

following property:

an action to foreclose a mortgage on the

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

has been filed against you and you are

required to serve a copy of your writ-ten defenses, if any, to it on counsel

for Plaintiff, whose address is 6409

Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before DECEM-

BER 23RD, 2024/ (30 days from Date

of First Publication of this Notice) and

file the original with the clerk of this

court either before service on Plain-

tiff's attorney or immediately thereaf-

ter; otherwise a default will be entered

PASCO COUNTY, FLORIDA.

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.

2024CC002088CCAXES

HILLHURST CROSSING HOMEOWNERS ASSOCIATION, INC. Plaintiff, vs.

REGINALD GOOSBY, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 Defendants.

TO: REGINALD GOOSBY

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on November 2, 2023, in Official Records Instrument#: 2023193896, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida..

ADDRESS: 29129 Bay Hollow ADDRESS: 30324 Elderwood Drive, Wesley Chapel, Florida 33543 LEGAL:

Lot 3, Block 13, Meadow Pointe III Parcel "U-U", according to the map or plat thereof, recorded in Plat Book 59, Page(s) 144 through 153. of the Public Records of Pasco County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa,

Florida 33609 on or before DECEM-BER 23RD, 2024, and file the original with the Clerk of this Court either be-

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 the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or imme-diately upon receiving this notification if the time before the scheduled 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

DATED this November 18, 2024. Nikki Alvarez-Sowles Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 November 22, 29, 2024 24-02152P

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 24-CC-5815 HUNT RIDGE AT TALL PINES, INC., a Florida not-for-profit corporation, Plaintiff, vs. CARLOS OSORNO and ANY UNKNOWN OCCUPANTS IN POSSESSION,

Defendants. TO: CARLOS OSORNO

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are

inferior to the right, title and interest of the Plaintiff, HUNT RIDGE AT TALL PINES, INC., herein in the following described property:

Lot 65, HUNT RIDGE UNIT 11. TALL PINES AT RIVER RIDGE, according to the map or plat thereof as recorded in Plat Book 24, Pages 77-78, of the Public Records of Pasco County, Florida. With the following street address: 10318 Ravines 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, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either

fore service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief

information regarding transportation services.

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 JULY 29TH, 2024

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 im-paired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court on November 13, 2024

Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Brooklyn Horner Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100

November 22, 29, 2024 24-02117P

SECOND INSERTION

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

WESLEY CHAPEL FL 33543 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

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA003286CAAXWS LAKEVIEW LOAN SERVICING,

LLC, Plaintiff. vs.

CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ, et. al. Defendant(s), TO: NYDIA I. CRUZ HERNANDES

A/K/A NYDIA IVELISSE CRUZ HER-NANDES. whose residence is unknown and all

parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO .:

2024CA002559CAAXWS

ASSOCIATION, AS TRUSTEE

FOR THE C-BASS MORTGAGE

UNKNOWN SPOUSE OF KELLY

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the follow-ing described property in Pasco County,

TRACT 575. OF THE UNRE-

CORDED PLAT OF PARKWOOD

ACRES SUBDIVISION, UNIT

FOUR, BEING FURTHER DE-

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25

SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA;

GO THENCE NORTH 89°17'10

WEST, ALONG THE NORTH

SCRIBED AS FOLLOWS:

U.S. BANK NATIONAL

LOAN ASSET-BACKED

2006-MH1,

Plaintiff, vs.

Florida:

DANISE KLEIN, Defendant(s).

TO: Kelly Danise Klein

Residence Unknown

CERTIFICATES, SERIES

KELLY DANISE KLEIN;

SECOND INSERTION NOTICE OF ACTION

ERLY 25 FEET THEREOF FOR ROAD RIGHT-OR WAY PUR-POSES.

CLFL01905B.

Hudson, Florida 34669

required to serve a copy of your writ-ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Com-merce Place. Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief de-manded 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 the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on November 13, 2024. Nikki Alvarez-Sowles Clerk of said Court

By: Melanie Gray As Deputy Clerk McCabe, Weisberg & Conway 3222 Commerce Place,

Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:24-400233 November 22, 29, 2024 24-02118P

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON

WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER

TO PARTICIPATE IN THIS PRO-

CEEDING, YOU ARE ENTITLED, AT

NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE.

PLEASE CONTACT: PUBLIC INFOR-

MATION DEPT., PASCO COUNTY

GOVERNMENT CENTER, 7530

LITTLE RD., NEW PORT RICHEY,

FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY,

SECOND INSERTION ties

NOTICE OF FORECLOSURE SALE IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO .:

Defendant(s).

pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 12, 2024 in the above-

against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disabildisabilities needing transportation

to court should contact their local public transportation providers for information regarding transportation services.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this November 18, 2024

CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-106958 November 22, 29, 2024 24-02130P

SECOND INSERTION

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

FLORIDA Case No: 2024-CA-000155-ES CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIEN ORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, WILLIAM R. WHEELER, DECEASED; et al.,

Defendant(s). TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, WILLIAM R. WHEELER, DECEASED 5205 Botany Dr.

Holiday, FL 34690 LAST KNOWN ADDRESS STATED. CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last

known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 28, BUENA VISTA MANOR UNIT TWO ACCORDING TO THE PLAT THEREOF, AS RE-

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2022-CA-001004 STRUCTURED ASSET SECURITIES CORPORATION

MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

NELLIE ROHLFING; HERITAGE LAKE COMMUNITY ASSOCIATION, INC.; EDWARD R. CLEMENS; DIANE D. CLEMENS; **UNKNOWN TENANT NO. 1:** UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES **CLAIMING INTERESTS BY,** THROUGH, UNDER OR AGAINST A NAMED DEFENDANT CORDED IN PLAT BOOK 10, PAGE 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TO-GETHER WITH 2005 NOBILITY KINGSWOOD 44x28 MOBILE HOME WITH SERIAL NUMBER N8-11780 A/B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before December 23rd, 2024.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of the said Court on the 19th day of November, 2024.

Nikki Alvarez-Sowles Clerk of said Court By: Hayley Joyner As Deputy Clerk November 22, 29, 2024 24-02153P

SECOND INSERTION

of the Circuit Court, will sell to the highest and best bidder for cash www. pasco.realforeclose.com, 11:00 a.m., on December 23, 2024, the following described property as set forth in said

Order or Final Judgment, to-wit: LOT 66, CATTLEMAN'S LOT 9, HERITAGE LAKE PHASE-I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 118 THROUGH 120 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA..

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

OF BEGINNING; EXCEPTING THEREFROM THE SOUTHER-LY 25 FEET AND THE NORTH-

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT 2024CA001838CAAXWS FIRST HORIZON BANK Plaintiff(s), vs.

ASHLEY ROBERTS

NOTICE IS HEREBY GIVEN THAT,

LINE OF SAID SECTION 1, A DISTANCE OF 2350 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89°17'10" WEST A DISTANCE

OF 100 FEET; THENCE SOUTH 00°51'07" WEST, A DISTANCE OF 250 FEET; THENCE SOUTH 89°17'10" EAST, A DISTANCE OF 100 FEET; THENCE NORTH 00°51'07" EAST, A DISTANCE OF 250 FEET TO THE POINT

TOGETHER WITH THAT CERTAIN 1990 CLAY MOBILE HOME SITUATE THEREON -ID NUMBER CLFL01905A AND

Street Address: 9519 Clyde Street, has been filed against you and you are

12/23/24

SECOND INSERTION YOU ARE HEREBY NOTIFIED that

> ity 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

CASE NO .: 2023CA003745 ES WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN SUCCESSOR TRUSTEE OF THE TANYA B. MILLER IRREVOCABLE TRUST DATED 12/29/2005, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 11, 2024, and entered in Case No. 2023CA003745 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County. Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Tanya B. Miller, Vermillion Homeowners Association, Inc. The Unknown Successor trustee of the Tanya B. Miller Irrevocable Trust Dated 12/29/2005, Unknown Beneficiaries of Tanya B. Miller Irrevocable Trust Dated 12/29/2005, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the December 11, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 5, BLOCK 25, MEADOW POINTE PARCEL 16, UNIT 2A. ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 39. PAGES 57-63, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 1330 STRANBRIDGE DR

unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 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 13 day of November, 2024. ALBERTELLI LAW

P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 CT - 23-006016 November 22, 29, 2024 24-02116P

captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45. Florida Statutes on the 17th day of December, 2024 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 1425, HOLIDAY LAKE ES-TATES UNIT SEVENTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

Property address: 3251 Coldwell Drive, Holiday, FL 34691

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

(352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attornev@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-004291-1

24-02151P November 22, 29, 2024

TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 21, 2024, and entered in Case No. 2022-CA-001004 of the Circuit Court in and for Pasco County, Florida, wherein STRUCTURED AS-SET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4, U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE is Plaintiff and NELLIE ROHLFING; HERITAGE LAKE COMMUNITY ASSOCIATION, INC.; EDWARD R. CLEMENS; DIANE D. CLEMENS; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk

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 Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED November 18, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-181412 / SR4 November 22, 29, 2024 24-02150



Call 941-906-9386

or email legal@businessobserverfl.com



--- PUBLIC SALES ---

2

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SEC-TION 170.07, FLORIDA STATUTES, BY THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Pasadena Ridge Community Development District ("District") will hold public hearings on December 19, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within Pasco County, Florida. The lands to be improved are generally located in Sections 19, 20, 21, 29 and 30, Township 25 South, Range 20 East, and are geographically depicted below and in the Master Engineer's Report, dated November 4, 2024 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, (877) 276-0889 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to clearing and earthwork, stormwater management system, water and sewer systems, offsite roadway improvements, public local roadways, environmental/wetland mitigation, soft costs, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$198,308,000.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Amended and Restated Master Special Assessment Methodology Report, dated November 4, 2024 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be

levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold. The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Townhomes	178	\$7,133,216.55	\$9,916,317.74	\$55,709.65	\$4,651.63
Single Family 32'	92	\$6,741,633.88	\$9,371,954.87	\$101,869.07	\$8,505.84
Single Family 40'	548	\$50,195,860.92	\$69,780,316.17	\$127,336.34	\$10,632.30
Single Family 50'	764	\$87,476,383.47	\$121,606,207.92	\$159,170.43	\$13,290.38
Single Family 60'	240	\$32,975,383.09	\$45,841,083.62	\$191,004.52	\$15,948.45
Single Family 70'	86	\$13,785,542.10	\$19,164,119.68	\$222,838.60	\$18,606.53
Total	1,908	\$198,308,000.00	\$275,680,000.00]	

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

"Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections

with the District within twenty (20) days of the publication of this notice. Also on December 19, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office. PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVEL-OPMENT DISTRICT RESCINDING RESOLUTIONS 2024-27, 2024-28, AND 2025-02 IN THEIR ENTIRETY; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL AS-SESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DES-IGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT: ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICA-TION OF THIS RESOLUTION.

WHEREAS, WHEREAS, the Board of Supervisors (the "Board") of the Pasadena Ridge Community Development District (the "District") has previously adopted Resolutions 2024-27, 2024-28, and 2025-02 on September 9, 2024 and October 24, 2024, respectively, regarding the imposition of special assessment and setting a public hearing thereon; and

FOURTH INSERTION NOTICE OF ACTION ADVERSE TO PLAINTIFF'S TITLE

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

OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE, YOU ARE NOTIFIED that an action

WHEREAS, due to a mathematical error in the Engineer's report, the Board now desires to rescind in their entirety; and WHEREAS, accordingly, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the improvements described in the Revised Master Engineer's Report, dated November 4, 2024, attached hereto as Exhibit A (the "Improvements") and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Sup-plemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended and Restated Mas-ter Special Assessment Methodology Report, dated November 4, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:

Upon the adoption of this Resolution, the Initial Assessment Resolutions shall automatically be repealed, rescinded, void and deemed to be of no force and effect.

The Assessments shall be levied to defray the cost of the Improvements.
The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

The total estimated cost of the Improvements is \$198,308,000 (the "Estimated Cost"). The Assessments will defray approximately \$275,680,000, which amounts includes the Estimated Cost, plus fi-elated costs, capitalized interest, and debt service reserve. nancing-r

The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

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

Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the

District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of as-sessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which as-sessment roll is hereby adopted and approved as the District's preliminary assessment roll.

The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost therefore, the manner of payment therefore, or the amount thereof to ssed against each property as improved.

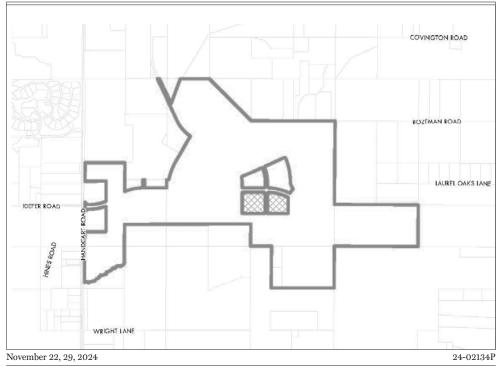
The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) con-12. secutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District. 13.

3. This Resolution shall become effective upon its passage. PASSED AND ADOPTED this 14th day of November, 2024.

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT Attest: /s/ Kristen Suit /s/ Grant Striepling Secretary/Assistant Secretary Chair /Vice Chair, Board of Supervisors

Exhibit A: Revised Master Engineer's Report, dated November 4, 2024

Exhibit B: Amended and Restated Master Special Assessment Methodology Report, dated November 4, 2024



NOTICE TO CREDITORS THE FIRST PUBLICATION OF THIS

creditor as specified under s. 732.2211,

SECOND INSERTION

CASE NO .: 2024CA002645CAAXWS DSBG CAPITAL LLC., a Florida limited liability company, Plaintiff, vs. MARY E. LATIMER, et al.,

Defendant(s). TO: MARY E. LATIMER, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MARY E. LATIMER; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYE. LATIMER; M ELIZABETH SHEPHERD, if

alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against M ELIZABETH SHEP-HERD; MARY E. MCCABE, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MARY E. MCCABE; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY E. MCCABE; and ALL PERSONS UNKNOWN, CLAIM-ING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT

to quiet title to the following property in Lee County, Florida:

A. LOTS 65 AND 66, BLOCK 140, MOON LAKE ESTATES, UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 4, PAGES 101 AND 102, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. BLK 140 MOON LAKE NO 9 PB 4 PGS 101-102 LOTS 65 & 66 RB 1050 PG 1998 PARCEL#: 16-25-17-0090-14000-0650

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before DE-CEMBER 9TH, 2024, 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.

Dated on November 5, 2024 Nikki Alvarez-Sowles, Pasco County Clerk & Comptroller (Seal) By Haley Joyner As Deputy Clerk Myles A. Hoover, The Plaintiff's attorney, 11 Island Ave #406, Miami Beach, Florida 33139 November 8, 15, 22, 29, 2024 24-02079P

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024CP001573CPAXES IN RE: Estate of HAROLD PECK FLEMING, a/k/a HAROLD P. FLEMING,

a/k/a HAROLD FLEMING, Deceased.

The administration of the estate of HAROLD PECK FLEMING, a/k/a HAROLD P. FLEMING, a/k/a HAR-OLD FLEMING, deceased, whose date of death was MAY 12, 2024, 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF NOTICE.

SECOND INSERTION

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 SEC TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024

Personal Representative: SARAH E. GIBSON 27579 Queentree Road Mechanicsville, MD 20659 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 November 22, 29, 2024 24-02128P PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001739CPSXWS IN RE: ESTATE OF CAROL ANN LENTZ

Decedent.

The administration of the estate of Carol Ann Lentz, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 the first publication of this notice is November 22, 2024.

Personal Representative: /s/ Kevin P. Gilligan Kevin P. Gilligan

8776 Blue Myrtle Way Land O Lakes, Florida 34637 Attorney for Personal Representative: /s/ Jeffrey P. Coleman Jeffrey P. Coleman Attorney Florida Bar Number: 503614 581 South Duncan Avenue Clearwater, FL 33756 Telephone: (727) 461-7474 Fax: (727) 461-7476 E-Mail: jeff@colemanlaw.com Secondary E-Mail: joanne@colemanlaw.com November 22, 29, 2024 24-02122P