PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the

PUBLIC STORÂGE \sharp 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432

Time: 09:00 AM

Sale to be held at www.storagetreasures.com.

1195 - Riley, Loretta; 1202 - Fowler, Rachel; 2121 - buell, Jonathan; 2137 - hughes, Frank; 2208 - Schweighardt, Rebecca; 2266 - Zink, Tiffany; 2286 - Backus, Robert; 3147 - Schloss, Roxanne; 3203 - Batz, Margaret; 3209 - Harris, Frank; 3254 - Isaac, Alan; 3266 - Paul, Chad; 3293 - Rowles, Brooke; 4015 - Dimarco, Richard; 7002 - Castillo, Esperanza; 7007 - Tanzola, Andrew; 7026 - Davis, Daniel

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

Sale to be held at www.storagetreasures.com.

01067 - Gayle, Clara; 01072 - Rush, LaShawn; 01116 - Rhodes, Rabyn; 02026 - Noll, Cristopher; 02039 - Ortega, Sebastian; 02087 - Aguilera, Sapphire C; 02102 - Ramsey, Toni; 02106 - Witthoeft, Zachary; 03004 - Kalenga, Dan; 03060 - Oliver, Amber; 03082 - Arce, Mario; 03094 - Duhart, Shelderrick; 03167 - Canizalez, Milton; 04051 - Sauls, Jason; 04078 - Cruz, Michelle; 04082 - Tembo, Mutinta; 04136 - Mitchell, Adison; 04173 - Baio, Matthew; 04206 - cortorreal, Tarsis; 04209 - fusi,

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

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

041 - Devine, Kelly; 045 - Gilpin-Moore, Damien; 051 - Ortiz, Luis; 093 - SAEZ, MELINDA; 103 - Weathers, Shelley; 155 - Garcia, Jorge; 178 - Tello, Ricky; 179 - Gavan, Cherelle; 220 - Ricketson, Jason; 246 - Boggs, Nely; 275 - Owensbrown, Tiffany; 282 - Fabrizi, Michael; 300 - Velardo, Crystal; 309 - Banos, Ricardo; 319 - Mcghee, Christopher

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

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

11029 - Simon, Tabitha; 11117 - bamberg, maitayvia; 11141 - Malin, Derek; 11176 - Coyle, Charles; 12002 - Rodriguez, Maria; 12147 - Searcy, Lashanda; 12177 - Magdaleno, Ashley; 12232 - Coleman, Monica; 12248 - Horner, Krystin; 12250 - Despenza, Cheryl; 12252 - Rosati, Guy; 12288 - Dozier, Ameer; 13015 - Asmakis, Michael; 13029 - Heredia, Roberto; 13034 - MEIER, STEPHANIE; 13050 - Toro, Oscar; 13128 - Malin, Derek; 13167 - Dionysus USA dba Sunista realty Bundy, Michael; 13193 - Bushard, Sarah; 13304 - Boggs, John; 13331 - Alexander, Todd; B116 - heard, walter; B118 - House, Breanne; B134 - Rimer, Madison; B211 - Demarchi, Gordon Edward; B218 - smith, timothy; B226 - Mann, Stephen; B231 - kelly, Kaily; C115 - Lane, Mark; C121 - Divine hands staffing Oliver, Jaavod; C209 - Conrad, Terry; C258 - Stalnaker, Brett; C305 - Stalnaker, Brett; C310 - Stewart, Brianna; C359 - Garrett, Beila; C401 - briggs, William; C407 - Bliss, Heather; C415 - Mickelsen, Geri; D132 - Burney, Sage; D202 - simmons, angela; D208 - creson, Thomas; D216 - Franzia, Carlo; D219 - Walter, Amy; D231 - Stine, Samantha; $\rm D245$ - Tabani, Farzan; $\rm D252$ - Ramos, Tania; $\rm D280$ - Grafton, William; $\rm D336$ - Navarro, Robert

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

${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

1004 - Alvarado, Inez; 1204 - Riccardi-Sirico, D'Anna; 1372 - Weeks, Richard; 1411 - Ordner, Stacey; 1720 - Campbell, Christopher; 2203 - Henk, Scott; 2224 - Mullins, Cody; 2301 - MAYA, KRISTINE M; 2504 - Auberon, Arabella

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

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A0009 - smith, Mikala; B0004 - Andenoro, Jacqueline; C1028 - Townsend, Sharee; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1117 - Bitner, Marianne; E1168 - Whipkey, Heather; E1174 - Corrinas, Gustavo; E1203 - skogman, Barbara; E1219 - Betancourt, Crystal; E1231 - Johnson, Monique; E1232 - osorno, Jonathan; E1235 - Fort, Amy; E2244 - Semidey, Daniel Hernandez; E2267 - Johnson, Wade; E2273 - Shihadeh, Michael David; E2281 - Knebel, Ed; E2305 - Wilson, Zippora; E2312 - Murray, Lanai; E2326 - Young, Kristin; E2358 - Johnson, Melissa

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

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0A136 - Sanchez, Eric; 0A141 - Evans, Andrew; 0A172 - MATHIS, NAKEITTIA; 0A196 - Laskowski, Gary; 0A219 - Tucker, Erica; 0A231 - Purcell, Carl; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B007 - Gifford, Justin; 0B039 - Mcgovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B041 - DONNELLY, MICHELLE; 0B107 - Dovi, Lupe; 0B122 - Jimenez, Luz; 0B128 - Likovic, Debra; 0C010 - Santos, Melonie; 0C017 - Baltan-Quesada, Jahida; 0C116 - Chapman, Lisa; 0D001 - Popovich, George; 0D025 - Madden, Lisa; 0E008 - Howard, Robert; 0E009 - Fann, Jennifer; 0E105 - Morin, Katherine; 0E107 - MATTHEWS, HOPE; 0E115 - Knox, Tracy; 0E119 - Albright, Angela; 0E120 - Cabrera, Natasha; 0E186 -Chapman, Matthew; 0E243 - Menech, Nicole

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

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

024 - Pantages, Joneasha; 071 - Bomhardt, Anne; 072 - Johnson, Akira; 095 - Randall, Nicholas; 097 - Johnson, Shantel; 116 - Moody, Georgene; 140 - Hartnett, Sara; 147 - flynn, lawrence; 172 - Donovan-Poth, Debbie; 181 - Seymour, Aimee; 202 - valencia, gina; 216 - Kaszubski, Kathy; 220 - Miller, Dawn; 222 - Long, Krystal Rose; 239 - Ballew, Michael; 244 - Carter, Melissa; 247 - Hernandez, Norma; 266 - Danapas, John; 282 - Mclemore, Richard; 285 - Maxwell, Taja; 310 - Shaffer, Cathy; 405 - McAllister, David; 436 - Davis, Tiffany; 459 - Baratta, Danielle; 474 - Harvey, Steven; 481 - Scydick, Terry; 487 - Oehl, Peter; 490 - traceys loving care llc hendrix, tracey; 500 - Davis, Tiffany; 504 - Bozarth, Lelia; 538 - Miller, Chaka; 558 - Ballew,

Michael; 570 - Louden, James; 591 - Smith, Brittany
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Sale to be held at www.storagetreasures.com.

1045 - muniz, Danielle; 1079 - Landsm, Tameisha; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1188 - Richardson, Cheryl; 1207 - Scofield, Debra; 1212 - Richardson, Cheryl; 2047 - Pacheco, Yasmin; 2065 - Sisco, Kristina; 2068 - Keammerer, Joseph; 2078 - Gibson, James Lee; 2112 - Maclachlan, Donald; 2142 - brush, Tiffany; 2152 - Alvarado, James; 2168 - Hart, Cinda; 2191 - Manriquez, Esperanza: 2241 - Beacham, Manda: 2266 - McNamara, Amy; 3003 - Curtis, Brandon; 3023 - Gonzalez, Miosotis; 3038 - Mitchell, Zoe; 3041 - smith, justin; 3055 - brown, Kyle; 3058 - Buran, Ralph; 3073 - Gibson, Jeffery; 3075 -Armstead, Amber; 3115 - Nelson, Melanie; 3188 - Bumgardner, Kaitlyn; 3229 - Kirk, America; 3231 - Van-Cartier, Delores; 3239 - Caldwell, Andrew J; 3255 - Rivera, Jorge; 3263 - Ferry, Mike; 3312 - Ortiz, Enrique; RV04 - Hart, Joshua; RV09 - Kudrna, Joseph; RV36 - Kudrna, Joseph

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales,

LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. December 6, 13, 2024

FIRST INSERTION BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on December 18, 2024, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Wesley Elias District Manager

December 6, 2024

24-02197P

Name

Alysha E. Chappell

Sabrina M. Irwin

December 6, 13, 2024

LV20906 V11 **Email your Legal Notice**

FIRST INSERTION NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 20 acres to serve the Residential project known as New River Lakes M-4 Mitigation Modification. The residential project known as New Avel Lakes M-4 Mugaton Mounication. In project is located in Pasco County, Section(s) 12, Township 26 South, Range 20 E. The permit applicant is Sitex NR Holding LLC, 3801 Avalon Park East Blvd, Suite 400, Orlando, FL 32828. The Permit No. is 43013559.070.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 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 Brooksville 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 accorapplication have the right to bettion 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.

December 6, 2024 24-02194P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, December 17, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscdd.com. This meet ing may be continued to a date, time, and place to be specified on the record at the

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344–4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) $\,$ hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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

Jordan Lansford, District Manager

Governmental Management Services - Tampa, LLC

24-02195P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

In connection with its anticipated ownership and operation of certain irrigation and reuse water facilities and improvements (hereinafter collectively referred to as the "Reuse Water Delivery System"), and in accordance with Chapters 120 and 190, Florida Statutes, the Summit View Community Development District (the "District") hereby gives notice of its intention to establish policies, rules and fees imposed on residents of the District desiring to utilize the District's Reuse Water Delivery System (collectively, the "Reuse Water Policies and Rates").

The purpose and effect of the Reuse Water Policies and Rates is to provide for efficient and effective District operations of the District's Reuse Water Delivery System by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Reuse Water Policies and Rates include Chapters 120 and 190, Florida Statutes (2024), and specific legal authority includes Sections 190.035(1), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024).

A public hearing on the adoption of the proposed Reuse Water Policies and Rates will be conducted by the District on January 17, 2025, at 10:00 a.m., at the Hampton Inn Odessa Trinity, 11780 SR 54, Odessa, Florida 33556. A preliminary copy of the proposed Reuse Water Policies and Rates may be obtained, without cost, by contacting the District Manager at Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Ph: (813) 344-4844.

District Manager December 6, 2024

24-02196P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on December 28th, 2024 at the times and locations listed below. to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise ar-

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

R106 Anthony Celluzzi Alberta Douglas B282 Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 B2 Carlos Glover

C67 Beth Hines Beth Hines C75 Brian Jablonski C119 C298 Derek Mitchell

Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 Michael Baker

A16 C52 Angela Crank G77AC Jonathan Dominguez Travis Golladav F8 H6 Travis Golladay **B**27 Charles McLemore Charles McLemore B28 Debra Ostrofsky B11 G51AC Terri Plant Christopher Sheppard C6 24-02199P December 6, 13, 2024

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 Haven Psychology Group located at 28210 Paseo Drive #190, Suite 255 in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 27th day of November,

2024.

Haven Psychology, LLC December 6, 2024

24-02200P

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/20/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 CASA travel trailer bearing Vehicle Identification Number 1C9310R25K1023180 and all personal items located inside the travel trailer. Last Tenant: Maleea Jo Brooks and Eu-

Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477). December 6, 13, 2024 24-02226P

gene Edward Martin. Sale to be held at:

FIRST INSERTION NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on December 30, 2024, for Castle Keep Mini Storage at www. StorageTreasures.com - bidding to begin on-line December 13, 2024, at 6:00am and ending December 30, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Kim Dye E016 Shawn Caples G035 Patrick G. Flemming C070 Cinda Hart H007 Timothy Linthicum A030 Tanisha Petrou G029 & G036 Lacie A. Snyder I402 Walter R. Thompson B050 Michael Wehland H020 December 6, 13, 2024 24-02227P



Who benefits from legal notices?

24-02193P

143

205

24-02198P

FIRST INSERTION

NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700

of the Business Professionals Code, a

sale will be held on December 30, 2024, for United Self Mini Storage - Tarpon

at www.StorageTreasures.com bidding

to begin on-line December 13, 2024,

at 6:00am and ending December 30,

2024, at 12:00pm to satisfy a lien for

the follow unit (s). Unit (s) contain general household goods.

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

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

PASCO COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1707 IN RE: ESTATE OF DANIEL SCOTT WILLOUGHBY, Deceased.
The administration of the estate of

DANIEL SCOTT WILLOUGHBY, deceased, whose date of death was May 23, 2023, 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 curator and the curator'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 SECTION 733.702 WILL BE FOREVER BARRED.

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is: December 6, 2024.

Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com

Secondary Email: jrivera@hnh-law.com 24-02214P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024-CP-001729 IN RE: ESTATE OF ANGELINE LAMANA

Deceased. The administration of the estate of Angeline Lamana, deceased, whose date of death was August 13, 2024, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is Florida. 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The 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 by a creditor as specified under section 732.2211. Florida Statutes.

The date of first publication of this notice is December $\hat{6}$, 2024.

Personal Representative: Mary Ann Iezzoni

5511 Westshore Drive New Port Richey, Florida 34652 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 24-02190P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP001674CPAXWS IN RE: ESTATE OF GERALD MICHAEL MAHER,

Decedent.

The administration of the estate of GERALD MICHAEL MAHER, Deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or deagainst decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 the first publication of this Notice is December 6, 2024.

CHERYL HANIK

Personal Representative
Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com

December 6, 13, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY PROBATE DIVISION File No. 2024-CP-1716 IN RE: ESTATE OF JOHN REILLY DAVIS JR. Deceased.

The administration of the estate of John Reilly Davis Jr., deceased, whose date of death was September 15, 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. 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 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

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

The date of first publication of this notice is December 6, 2024.

Personal Representative: N MICHAEL KOUSKOUTIS

623 E. Tarpon Ave. Tarpon Springs, Florida 34689 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 24-02191P December 6, 13, 2024

FIRST INSERTION

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

File No. 51-2024-CP-001693-CPAXWS **Division Probate** IN RE: ESTATE OF FREDERICK P. NAGELE, JR. Decedent.

The administration of the estate of Frederick P. Nagele, Jr., deceased, whose date of death was July 19, 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 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. $\mbox{ALL CLAIMS NOT FILED WITHIN}$ THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is December 6, 2024.

Personal Representative: Catherine (aka Cathy) Cannon

5022 Lady Bird Alley Johns Island, South Carolina 29455 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 December 6, 13, 2024 24-02211P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-1427-WS IN RE: ESTATE OF ROBERT F. JACKSON, JR a/k/a ROBERT FRANKLIN JACKSON,

JR.

Deceased.

The administration of the estate of ROBERT F. JACKSON, JR a/k/a ROB-ERT FRANKLIN JACKSON, JR., deceased, whose date of death was June 11, 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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 December 6, 2024.

Personal Representative: SHERRY KÂY JACKSON

11425 Stansberry Dr. Port Richey, FL 34668

Attorney for Personal Representative: DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road

New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com December 6, 13, 2024

24-02192P

FIRST INSERTION

CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001646 - WS Division I IN RE: ESTATE OF ELEANOR ROCKTOFF Deceased.

AMENDED NOTICE TO

The administration of the estate of Eleanor Rocktoff, deceased, whose date of death was August 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, FL 34654. 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 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 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

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 December $\hat{6}$, 2024.

Personal Representative: /s/ Gregory Rocktoff **Gregory Rocktoff** 900 Gulf Road

Tarpon Springs, Florida 34689 Attorney for Personal Representative: /s/ Jeffrey A. Herzog Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 LAW OFFICES OF JEFFREY A. HERZOG, P.A. 3106 Alternate US 19 Palm Harbor, Florida 34683 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com Secondary E-Mail: Vickie@jherzoglaw.com

24-02189P

December 6, 13, 2024

24-02212P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP001802CPAXWS Division J

IN RE: ESTATE OF GARY P. WARNER AKA GARY PATRICK WARNER

Deceased.

The administration of the estate of GARY P. WARNER AKA GARY PAT-RICK WARNER, deceased, whose date of death was September 28, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 December 6, 2024.

Personal Representative: BRENDA JEAN LEE AKA BRENDA JEAN WARNER

1001 Ketzal Drive Trinity, Florida 34655 Attorney for Personal Representative: JENNY SCAVINO SIEG. ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com 24-02225P December 6, 13, 2024

FIRST INSERTION NOTICE TO CREDITORS

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1896 IN RE: ESTATE OF MARY JANE PAWLIKOWSKI Deceased.

The administration of the estate of MARY JANE PAWLIKOWSKI, deceased, whose date of death was July 8, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richev, 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 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 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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is December 6, 2024.

Personal Representative: ROBERT PAWLIKOWSKI

1626 Kismet Ct. Tarpon Springs, Florida 34690 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE

Florida Bar Number: 97970 LYONS LAW GROUP PA Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com

December 6, 13, 2024



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



24-02216P

--- ESTATE ---

FIRST INSERTION

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

FLORIDA
PROBATE DIVISION
Case No.: 2024CP001620CPAXWS
IN RE: Estate of
MARY A. SCHULTZ
Deceased.

The administration of the Estate of MARY A. SCHULTZ, deceased, who died on October 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner'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 SECTION 733.702 WILL BE FOREVER BABBED

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

The date of first publication of this notice is December 6, 2024.

Personal Representative: David Schultz

1611 Queensbridge Square #2
Indianapolis, Indiana 46219
Attorney for Personal Representative:
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
December 6, 13, 2024 24-02209P

FIRST INSERTION

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

FLORIDA
PROBATE DIVISION
Case No.: 2024CP001552CPAXWS
IN RE: Estate of
STEPHEN ROBERT REUBENS JR.

Deceased.

The administration of the Estate of STEPHEN ROBERT REUBENS JR., deceased, who died on January 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner'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
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 6, 2024.

Personal Representative: Carol Marx

Carol Marx 5105 Canandaigua Farmington Tl Rd Canandaigua, New York 14424 Attorney for Personal Representative: Aaron J. Bedv. Eso.

24-02210P

Attorney for Personal Represental Aaron J. Bedy, Esq. Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com

December 6, 13, 2024

FIRST INSERTION

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

FROBATE 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 15, 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.

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.

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

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

The date of first publication of this notice is: December 6, 2024.

Personal Representative: Gregory St. Arnauld 10105 Woodlawn 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

FIRST INSERTION

24-02223P

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1955
IN RE: ESTATE OF
PETER HIAN KIE TAN.

Decedent.

The administration of the estate of PETER HIAN KIE TAN, deceased, whose date of death was 10/21/2024, is pending in the Circuit Court of Pasco County, FL, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims or demands 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 the 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 PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is December 6, 2024.

Personal Representatives:
Paul J. Tan and Joseph F. Tan

964 Summerfield Drive Lakeland, FL 33803 Attorney for Personal Representative: John Charles Heekin PO Box 494307 Port Charlotte, FL 33949 941-627-0333

24-02213P

Fla Bar No. 274267

icheekin@jcheekin.com

December 6, 13, 2024

FIRST INSERTION

NOTICE TO CREDITORS

THE CIRCUIT COURT FOR

IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001887
IN RE: ESTATE OF
MICHELE DESIREE BOOTH,

Deceased.
The administration of the estate of MI-CHELE DESIREE BOOTH, deceased, whose date of death was September 15, 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: December 6, 2024.

ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

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:
privera@hnh-law.com
December 6, 13, 2024
24-02215P

FIRST INSERTION

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

File No. 512024CP001493CPAXES
IN RE: ESTATE OF
KATSUNORI SHINOZAKI
Deceased.
The administration of the estate of

Katsunori Shinozaki, deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Ste. 201, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 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 SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is December 6, 2024.

Sa Ang Sombutmai

5835 Marie Drive
Zephyrhills, FL 33541
Personal Representative
SHUMAKER, LOOP & KENDRICK,
LLP

Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
Isilva@shumaker.com
tmcintyre@shumaker.com
December 6, 13, 2024
24-02217P

FIRST INSERTION

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

PROBATE DIVISION
File No. 512024CP001769CPAXES
Division X
IN RE: ESTATE OF
PAUL F. CARENDER, JR.
Deceased.

The administration of the estate of PAUL F. CARENDER, JR., deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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

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

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

The date of first publication of this notice is December 6, 2024.

Personal Representative:

Personal Representative:
FRANCES T. LYNCH
23213 Club Villas Drive
Land O' Lakes, FL 34639
Attorney for Personal Representative:
STEPHEN D. CARLE, Attorney
Florida Bar Number: 0213187

HODGES & CARLE, P.A.
38410 North Avenue
P.O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
December 6, 13, 2024
24-022:

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

--- ACTIONS / SALES ---

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA001561CAAXES UNION PARK MASTER HOMEOWNERS ASSOCIATION,

Plaintiff, vs.
JEFFREY DUMAS, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/2/2024, in Case No.: 2024CA-001561CAAXES of the Circuit Court in and for Pasco County, Florida, wherein UNION PARK MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JEFFREY DUMAS, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 1/21/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 5, Block 6, UNION PARK PHASE 6D & 6E, according to the plat as recorded in Plat Book 76, Pages 103 through 106, of the Public Records of Pasco County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSIS-TANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUS-TOMER 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 AP-PEARANCE, 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 IM-PAIRED, CALL 711.

DATED: December 4, 2024
By:/s/ Kendra Taylor
Kendra Taylor, Esquire
Florida Bar No.: 108896
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
December 6,13, 2024
24-02220P

FIRST INSERTION

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

FLORIDA CIVIL DIVISION: CASE NO.:

51-2024-CA-001101-CAAX-WS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. NEIL PRICE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN

DEVELOPMENT; UNKNOWN SPOUSE OF MARCI PRICE; UNKNOWN SPOUSE OF NEIL PRICE; MARCI PRICE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 08 day of January, 2025, the following described property as set

forth in said Final Judgment, to wit:

LOT 1554 AND THE WEST 5
FEET OF LOT 1553, HOLIDAY

LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE

MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 11,
PAGE 5, OF THE PUBLIC RECORDS OF PASCO COUNTY,
FLORIDA.

PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL 34691

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 03 day of December 2024.

2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01041 December 6, 13, 2024 24-02202P

DESIGNATED PRIMARY E-MAIL

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2024CA001765CAAXES
FEDERAL HOME LOAN
MORTGAGE CORPORATION,
AS TRUSTEE FOR FREDDIE
MAC SEASONED CREDIT RISK
TRANSFER TRUST, SERIES
2020-3.

Plaintiff, vs.
STANLEY B. GRANT, et al.,
Defendants.

TO: MICHAEL JONES, JR. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 20, BLOCK 2, SADDLE-BROOK VILLAGE WEST UNIT 1C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before 01/06/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS OBSERVER) and file the origi-

nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this November 26, 2024. NIKKI ALVAREZ-SOWLES, ESQ.

/s/ Nichole Alvarez-Sowles
/s/ Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller
By: Haley Joyner
As Deputy Clerk

23-03585 December 6, 13, 2024 24-02184P



FIRST INSERTION

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING,

Plaintiff, VS. MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 17, 2024 in Civil Case No. 2018CA003682CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff, and MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES,; BAL-LANTRAE HOMEOWNERS ASSOCI-ATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UN-KNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUS-TODY OF HIS; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on January 7, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 2, BALLAN-TRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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

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

Dated this 4 day of December, 2024. Digitally signed by John J. Cullaro FBN: 66699 Primary E-Mail:

Service Mail@aldridgepite.comALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1100-278B

24-02219P December 6, 13, 2024

FIRST INSERTION

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

Case No.: 24-CA-001302 CITY OF NEW PORT RICHEY, Plaintiff, v. RALEIGH J. SULLIVAN FKA RALPH J. SULLIVAN, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated November 14, 2024 and entered in Case No. 24-CA-001302 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Raleigh J. Sullivan FKA Ralph J. Sullivan is/are the Defendant(s). Nikki Alvarez-Sowles will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on December 19, 2024 the following described properties set forth in said Final Judgment to wit:

Lot 8, Block 108, CITY OF NEW PORT RICHEY, according to plat thereof as recorded in Plat Book 4, Page 49, of the Public Records of Pasco County, Florida. Property No.:

05-26-16-0030-10800-0080 Address: 5820 Missouri Ave. New Port Richey, FL 34652

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

unclaimed. If the sale is set aside for any reason. the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mort-

gagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (\mathbf{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 in Pasco County, Florida, on December 2, 2024. Weidner Law, P.A. Counsel for the Plaintiff 250 Mirror Lake Dr., N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: __s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 December 6, 13, 2024 24-02208P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.

2024CA000150CAAXWS U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. MARY ANN GALLAGHER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 2024CA000150CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION is the Plaintiff and MARY ANN GALLAGHER; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles. Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose. com, at 11:00 AM, on January 06, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1438, COLONIAL HILLS UNIT SEVENTEEN, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 68 AND 69. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3626 CALERA DR, NEW PORT RICHEY, FL 34652

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

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 von. to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 3 day of December, 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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-168462 - MiM December 6, 13, 2024

24-02205P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE surplus from the sale, if any, other than IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019-CA-003173-ES

FIRST INSERTION

GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. OLGA M. BONELLI A/K/A OLGA **BONELLI; CESAR AGUSTO** BONELLI AKA C. AGUSTO BONELLI, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 12, 2023, and entered in 2019-CA-003173-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/GTE FINANCIAL, is the Plaintiff and OLGA M. BONELLI A/K/A OLGA BONELLI; CESAR AGUSTO BONELLI AKA C. AGUSTO BONELLI; WILDERNESS LAKE PRESERVE HOMEONWERS ASSOCIATION CENTURY BANK OF FLORIDA; HOMEONWERS UNKNOWN PARTY #1 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 October 22, 2024. the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK L, OF WILDER-NESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 21507 COR-MORANT COVE DRIVE, LAND O LAKES, FL 34637 Any person claiming an interest in the

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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 Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 3 day of December, 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.com20-054323 - RaO December 6, 13, 2024 24-02204P NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:

CASE NO .: 2022CA002235CAAXES PINGORA LOAN SERVICING, LLC, Plaintiff, vs.

ISAAC NEWTON; CRISTAN E. NEWTON; UNKNOWN SPOUSE OF ISAAC NEWTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 07 day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 37 BLOCK 15 OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA PROPERTY ADDRESS: 3134 ASHMONTE DRIVE, LAND O

LAKES, FL 34638 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 21 day of November

2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com 22-01334 December 6, 13, 2024 24-02185P

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

2024CA002706CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZA TION CORPORATION TRUST 2006-OPT3, MORTGAGE-PASS-THROUGH CERTIFICATES. SERIES 2006-OPTJ, Plaintiff, vs. ELLEN WILLIAMS A/K/A GAYLE WILLIAMS A/K/A ELLEN GAYLE WILLIAMS A/K/A GAYLEE

WILLIAMS A/K/A GAYLE F. WILLIAMS; UNKNOWN SPOUSE OF ELLEN WILLIAMS A/K/A GAYLE WILLIAMS A/K/A ELLEN GAYLE WILLIAMS A/K/A GAYLEE WILLIAMS A/K/A GAYLE F. WILLIAMS; CITIFINANCIAL EQUITY SERVICES, INC.; U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-JL I; DISCOVER BANK; VELOCITY INVESTMENTS, L.L.C., Defendant(s).

TO: Cititinancial Equity Services, Inc. Residence Unknown

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

THE SOUTH 812.69 FEET OF THE WEST 268.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUN-TY, FLORIDA; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF THE WEST

30.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DARBY ROAD, LESS THE SOUTH 812.69 FEET THEREOF. Street Address: 30506 Darby

Road, Dade City, Florida 33525 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Commerce 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 en-tered against you for the relief demanded in the complaint or petition. Due on or before January 6th, 2025

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, $\left(727\right)847\text{-}8103\left(\mathrm{V}\right)$ 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 26th, 2024. Nikki Alvarez-Sowles Clerk of said Court By: Haley Joyner

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#:24-400290 December 6, 13, 2024 24-02187P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 000419

NEXUS NOVA LLC, Plaintiff, VS. DAVID C. FORD II; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUS-ES, HEIRS, DEVISEES, GRANT-EES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 26, 2024 in Civil Case No. 2024 CA 000419, of the Cir $cuit\,Court\,of\,the\,SIXTH\,Judicial\,Circuit$ in and for Pasco County, Florida, wherein, NEXUS NOVA LLC is the Plaintiff, and DAVID C. FORD II; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on January 13, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

TRACT 21 OF THE UNRE-CORDED PLAT OF HUDSON GROVE ESTATES NORTH SECTION, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE

NORTHWEST CORNER OF SAID SECTION 9; THENCE RUN ALONG THE WEST LINE OF SAID SECTION 9, SOUTH 0 DEGREES 45 MIN-UTES 26 SECONDS EAST, A DISTANCE OF 1,333.31 FEET FOR A POINT OF BEGIN-NING; THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 532.68 FEET; THENCE SOUTH 0 DEGREES 45 MIN-UTES 32 SECONDS EAST, A DISTANCE OF 322.54 FEET; THENCE SOUTH 89 DE-GREES 33 MINUTES 40 SEC-ONDS WEST A DISTANCE OF 532.66 FEET TO THE WEST LINE OF SAID SECTION 9;

THENCE ALONG THE WEST LINE OF SAID SECTION 9, NORTH 0 DEGREES 45 MIN-UTES 26 SECONDS WEST A DISTANCE OF 322.91 FEET TO THE POINT OF BEGINNING; LESS THE WEST 25 FEET THEREOF FOR PUBLIC ROAD RIGHT RIGHT-OF-WAY AND/ OR UTILITIES, THE ABOVE BEING IN SECTION 9 TOWN-SHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY, FLOR-IDA.

TOGETHER WITH A MO-BILE HOME, YEAR: 1988, MAKE: CRESCENT LIM-ITED, MODEL: REDMAN HOMES, SERIAL NUM-BER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROP-ERTY DESCRIBED HEREIN-ABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 12/04/2018, IN BOOK 9826. PAGE 2820.

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

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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 transporta-

Dated this 14th day of November, 2024.

Digitally signed by Zachary Ullman FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1091-2717B

December 6, 13, 2024 24-02201P

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

JUDICIAL CIRCUIT, IN AND FOR

PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024CA002167CAAXWS

FREEDOM MORTGAGE

ASSIGNEES, LIENORS,

BENEFICIARIES, DEVISEES

CREDITORS, TRUSTEES AND ALL

INTEREST IN THE ESTATE OF DA-

A/K/A DAVID ALLEN ROBY, ET AL.,

DEFENDANT(S).
TO: UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES

AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-

TATE OF DAVID A. ROBY A/K/A DAVID ROBY A/K/A DAVID ALLEN

Last Known Address: 14820 Atlantic

TO: Unknown spouse of David A. Roby

A/K/A David Roby A/K/A David Allen

Last Known Address: 14820 Atlantic

Current Residence: UNKNOWN

Current Residence: UNKNOWN

Ave, Hudson, FL 34667

Ave, Hudson, FL 34667

VID A. ROBY A/K/A DAVID ROBY

OTHERS WHO MAY CLAIM AN

CORPORATION

PLAINTIFF, VS.

UNKNOWN HEIRS.

FIRST INSERTION

ney for Plaintiff, whose address is

210 N. University Drive, Suite 900,

Coral Springs, FL 33071, on or before

01/06/2025, within or before a date

at least thirty (30) days after the first

publication of this Notice in the The

Business Observer, 1970 Main Street,

3rd Floor, Sarasota, FL 34236 and file

the original with the Clerk of this Court

either before service on Plaintiff's at-

torney or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demanded in the com-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you to the

provision of certain assistance. Within

two (2) working days of your receipt of

this document please contact the Pub-

lic Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-

8110 (V) in New Port Richey; (352)

521-4274, ext. 8110 (V) in Dade City;

via 1-800-955-8771 if you are hearing

impaired. The court does not provide

transportation and cannot accom-

modate for this service. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-tion regarding disabled transportation

this Court this November 26, 2024

MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff,

Suite 900,

210 N. University Drive,

Coral Springs, FL 33071

December 6, 13, 2024

WITNESS my hand and the seal of

NIKKI ALVAREZ-SOWLES, ESQ

As Clerk of Court

By: Haley Joyner

As Deputy Clerk

24-02188P

(SEAL)

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA001380CAAXWS CITY OF NEW PORT RICHEY, Plaintiff, v. THE UNKNOWN HEIRS. GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, AND CREDITORS OF ESTELLA IRENE WRIGHT, DECEASED, IVY PLUMMER, VINCENT SISCO, LESLIE SISCO. ROBIN SISCO, FRANCES NORFLEET, Defendant(s),

THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PER-SONAL REPRESENATIVES, DEVI-SEES, AND CREDITORS OF ESTEL-LA IRENE WRIGHT,

DECEASED Whose residence is unknown, and all parties having or claiming to have any right, title or interest in the property

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit:

described in the mortgage being fore-

closed here.

involving the following described property in Pinellas County, Flor-

ida, to-wit:
Lot 81, JASMINE HEIGHTS UNIT 2, according to plat thereof as recorded in Plat Book 6, Page 100, of the Public Records of Pasco County, Florida.

Address: 5204 Kapok Drive, New Port Richey, FL 34652 Parcel Number:

 $17\hbox{-}26\hbox{-}16\hbox{-}0290\hbox{-}00000\hbox{-}0810$ has been filed against you and you are required to serve a copy of your written

defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DE-FENDANT FOR THE RELIEF DE-MANDED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE JANUARY 6TH, 2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey,

FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court on December 4, 2024

Nikki Alvarez-Sowles CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles Deputy Clerk: Haley Joyner December 6, 13, 2024 24-02222P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING,

Plaintiff, VS. MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES, GRANTEÉS, OR OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 17, 2024 in Civil Case No. 2018CA003682CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff, and MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES,; BAL-LANTRAE HOMEOWNERS ASSOCI-ATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UN-KNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANI-AH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUS-TODY OF HIS; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on January 7, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 2, BALLAN-TRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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

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

Dated this 4 day of December, 2024. Digitally signed by John J. Cullaro FBN: 66699 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE PITE, LLP

Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1100-278B

December 6, 13, 2024 24-02219P

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 12, Block A, Cape Cay Subdivision, Unit One, according to the map or plat thereof as recorded in Plat Book 7, page 30 of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attor-

ROBY

Roby

Defendant.

FIRST INSERTION NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY,

FLORIDA

Case No. 2022-CA-2308

sale beginning at 11:00 a.m. on De-

cember 30, 2024, at www.PASCO.

realforeclose.com, the following de-

scribed property: Lot 32, GULF HARBORS SEA

FOREST UNIT 2B according to

the plat thereof, recorded in Plat

Book 23, Page 47 of the Public Records of Pasco County, Florida.

Property Address: 6121 Bayside

Drive. New Port Richey, FL 34652

IF YOU ARE A SUBORDINATE

LIENHOLDER CLAIMING A RIGHT

TO FUNDS REMAINING AFTER

THE SALE, IF ANY, YOU MUST FILE

A CLAIM WITH THE CLERK NO

LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS

UNCLAIMED. IF YOU FAIL TO FILE

ALLSTATE SERVICING, INC.,

Plaintiff, vs. ERIS HARMONIA, LLC.

A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING 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., NOTICE IS HEREBY GIVEN that, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; pursuant to the Order dated May 23, 2024, the Clerk will sell to the highest and best bidder for cash, in Pasco County, Florida, in accordance with Section 45.031, Florida Statutes, by electronic

(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 informa-

tion regarding transportation services. DATED December 2, 2024. CHARLES RUSE, JR. For The Court By: /s/ Charles Ruse

CHARLES RUSE, JR. Attorney for Plaintiff 500 N. E. 8th Avenue Ocala, Florida 34470 December 6, 13, 2024

24-02206P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY CASE NO.:

2024-CA-000832-CAAXWS CCHC FUND V, LP, a Delaware limited partnership, Plaintiff, vs.

5599 HOLDINGS LLC, a Florida limited liability company, BURIM SELMANI, an individual, and RIZAH MAHMUTI, an individual, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Agreed Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated November 21, 2024 and pursuant to the Amended Final Summary Judgment of Foreclosure dated September 5, 2024 and entered in Case No. 2024-CA-000832-CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein Plaintiff, CCHC FUND V, LP, will sell to the highest and best bidder for cash online at pasco.realforeclose. com commencing at 11:00 A.M. on December 23, 2024, the following described property as set forth in said Amended Final Summary Judgment of Foreclosure, to wit:

6912 Puffin Lane, Hudson FL 34667

SOUTH 200 FEET OF THE NORTH 444.1 FEET OF TRACT 33 IN SECTION 33, TOWN-SHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDING WITH THE PLAT OF PORT RICHEY COM-PANY LANDS, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

Parcel 2: 6919 Puffin Lane, Hudson FL

34667

A PORTION OF THE UN-NUMBERED LOT IN VISTA DEL MAR, UNIT TWO, ACCORDING TO THE PLAT RE-

CORDED IN PLAT BOOK 6, PAGE 144, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA, BEING FUR-THER DESCRIBED AS: BEGIN AT THE MOST NORTHERLY CORNER OF LOT 19, BLOCK G OF SAID UNIT TWO, THENCE RUN ALONG THE SOUTH LINE OF PUFFIN LANE F/K/ A PELICAN LANE NORTH 89 DEG 47'10" EAST, 148.12 FEET; THENCE SOUTH OO DEG 49'08" WEST, 100.00 FEET; THENCE MEANDER WEST-ERLY ALONG NORTH LINE OF CANAL TO THE SOUTH-EAST CORNER OF SAID LOT 19, THENCE RUN NORTH ALONG EAST LINE OF SAID LOT 19 TO THE POINT OF BE-GINNING

THE EAST 20 FEET OF LOT 19, BLOCK G, VISTA-DEL-MAR UNIT TWO ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel 3: 7032 Clark Street, Hudson, FL

A PORTION OF THE NORTH-ERLY 410' OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST PASCO COUNTY FLORIDA LYING WESTERLY OF U.S. HIGH-WAY 19 LESS AND EXCEPT THE NORTHERLY 210' OF THE WESTERLY 420' AND THE SOUTHERLY 200' OF THE NORTHERLY 410' BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COM:MENCE AT THE NW CORNER OF SAID SECTION 34; THENCE SOUTH 88 DE-GREES 47 MINUTES 06 SEC-ONDS EAST ALONG THE NORTHERLY LINE OF SAID SECTION 34, 420.00; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST PARALLEL TO AND 420 FEET EASTERLY OF THE WEST-ERLY LINE OF SAID SEC-

TION 34 AS HISTORICALLY MONUMENTED AND OCCU-PIED, 33.00' TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE SOUTH 88 DEGREES 47 MINUTES 06 SECONDS EAST PARALLEL TO AND 33' SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 34 ALSO KNOWN AS THE SOUTH-ERLY RIGHT-OF-WAY LINE OF CLARK STREET, 111.44' MORE OR LESS TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOKS 8199 AT PAGE(S) 829 AND 830 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CON-CAVE TO THE LEFT BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID OF-FICIAL RECORDS BOOK 8199 AT PAGE(S) 829 AND 830 AND 200' WESTERLY OF THE ORIGINAL WEST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 AS HIS-TORICALLY MONUMENTED PASSING THROUGH A CEN-TRAL ANGLE OF 01 DEGREE 59 MINUTES 22 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 15 MIN-UTES 28 SECONDS WEST, 202.40' AN ARC LENGTH OF 202.41' TO A POINT MARK-ING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8199 AT PAGE(S) 829 AND 830; THENCE NORTH 88 DEGREES 47 MINUTES 06 SECONDS WEST, PARALLEL TO AND 210' SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 34, 9.42' MORE OR LESS TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE

WESTERLY 420' OF SAID SEC-

TION 34; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST PARALLEL TO AND 420' EASTERLY OF THE WESTERLY LINE OF SAID SECTION 34 AS HIS-TORICALLY MONUMENTED AND OCCUPIED, 177.00' TO THE POINT OF BEGINNING.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LAT-ER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in or-der 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

Dated: November 26, 2024 GRANER PLATZEK & ALLISON, P.A. 1699 S. Federal Highway Boca Raton, FL 33432 P: (561) 750-2445 F: (561) 750-2446 By: /s/ Steven K. Platzek Steven K. Platzek, Esq. Florida Bar No.: 895741 Steven D. Eisenband, Esq. Florida Bar No.: 117370 Primary Email: skp@granerlaw.com Secondary Email: sde@granerlaw.com, ivy@granerlaw.com and

kristin@granerlaw.com

December 6, 13, 2024

FIRST INSERTION

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

FLORIDA CASE NO.: 2023-CA-003481 PENNYMAC LOAN SERVICES,

LLC, Plaintiff, v. AMANDA PARADY, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on January 14, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 978, SEVEN SPRINGS HOMES UNIT FIVE-B PHASE 1, according to the Plat thereof as recorded in Plat Book 16, Page 103, of the Public Records of Pasco County, Florida.

Property Address: 7602 Humboldt Avenue, New Port Richey, FL 34655

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

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

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

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

SUBMITTED on this 3rd day of December, 2024. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 December 6, 13, 2024



What is a public notice?

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

24-02218P

FIRST INSERTION

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

COUNTY, FLORIDA Case No. 2024CC004542CCAXES CAV HOMEOWNERS COOPERATIVE, INC.,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THERESA A HAWLEY, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S), RAY C. HAWLEY and UNKNOWN TENANT(S),

Defendant.To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES LIENORS CREDITORS TRUSTEES OF THERESA A. HAW-LEY, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S) and RAY C. HAWLEY LAST KNOWN ADDRESS: 39234 Homecrest Dr.

CURRENT ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in PASCO County, Florida: UNIT #R73, OF COUNTRY AIRE VILLAGE, A COOPERATIVE ACCORDING TO EXHIBIT "A": (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN OFFICIAL RE-CORS BOOK 1463, AT PAGE

Zephyrhills, FL 33542

0789 THROUGH 0819, OF THE PUBLIC RECORDS OF PASTO COUNTY, FLORIDA.

39234 Property Address: Homecrest Dr. Zephyrhills, FL 33542

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Association Assessment Attorneys, P.A., Plaintiff's attorney, whose address is 1112nd Ave. N.E. Suite 539, St. Petersburg, Florida 33701, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JANUARY 6TH, 2025

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 this December 4, 2024 Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Robert Todd, Esq.

Association Assessment Attorneys, PA 111 2nd Ave. N.E. Suite 539 St. Petersburg, FL 33701

December 6, 13, 2024 24-02221P

FIRST INSERTION

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

COUNTY
CASE NO. 2024CA001657CAAXES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,

Plaintiff, vs. JESTIN PAUL DAVID JEYARAJ A/K/A J. JEYARAJ, et al.,

Defendant. To: JESTIN PAUL DAVID JEYARAJ A/K/A J. JEYARAJ 29108 CROSSLAND DRIVE, WESLEY

JEYASHRUTHI JEYASELVAN A/K/A J. JEYASELVAN 29108 CROSSLAND DRIVE, WESLEY

CHAPEL, FL 33543

CHAPEL, FL 33543 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage covering the following real and personal property

described as follows, to-wit:

LOT 24, BLOCK 1, MEADOW
POINTE PARCEL 7 UNIT 2, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 31, PAGES 76 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Michelle Deleon, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before January 6th. 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richev 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.

WITNESS my hand and seal of said Court on the 26th day of November,

CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner

Deputy Clerk MCCALLA RAYMER PIERCE, LLC LEIBERT 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email:

Accounts Payable@mccalla.com24-09933FL December 6, 13, 2024 24-02203P

FIRST INSERTION

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

2023CA004285CAAXWS RIGOBERTO MUNOZ, Plaintiff, vs RAQUEL MUNOZ a/k/a BIEMBENIDA FELICA PINEDA PINEDA a/k/a BIENBENIDA

P. PINEDA; JUAN R. MUNOZ; DESIREE MUNOZ WALKOWICZ: BIANCA MUNOZ KASPER; FIDEL MUNOZ; DORIS MUNOZ BRAVO; AND RAUL MUNOZ. Defendant(s).

NOTICE is hereby given that a civil action commenced on September 06, 2023, and is now pending as case number 2023CA004285CAAXWS in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is: Juan R. Munoz-36 SW 20th Avenue #4 Miami, FL 33135 and the nature of the proceeding is a partition on Real Property- Non-Homestead \$1 - \$50,000 or less.

Each defendant is required to serve written defenses to the Complaint on plaintiffs attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiffs attorney or immediately thereafter. If a defendant fails to do so a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE JANUARY 6TH, 2025

WITNESS my hand and the seal of said court at Pasco County, Florida on the November 26, 2024.

Nikki Alvarez-Sowles, Esq. AS CLERK OF THE COURT By: Hayley Joyner As Deputy Clerk /s/ Stephen K. Hachey

Stephen K. Hachey, Esq. Florida Bar No.: 15322 10521 Bloomingdale Ridge Drive Riverview FL 33578 Phone: 813-549-0096 E-Service: eservice@hacheylawpa.com December 6, 13, 2024 24-02186F 24-02186P



Who benefits from legal notices?

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

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

SUBSEQUENT INSERTIONS

--- SALES / ESTATES ---

SECOND INSERTION

PASCO COUNTY

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

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

SECOND INSERTION

3449 Technology Drive Suite 109 North Venice, FL 34275

November 29; December 6, 13, 20, 2024

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Cpl. David Peltz Deputy Sheriff 24-02174P

NOTICE TO CREDITORS

(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 total 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

the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. 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 24-02170P Nov. 29; Dec. 6, 2024

SECOND 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.

December 20, 2024 TIME: 11:00 AM

PLACE:

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

Each landowner m 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 ("District 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.

District Manager November 29; December 6, 2024

24-02181P

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of URICK SWAIN ALLDREDGE, JR., if deceased any unknown heirs or assigns

tion 715.109:

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, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Sec-

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

1984 STAR TRAVEL TRAILER,

VIN: 1C9100J23D1108401,

TITLE NO.: 0020841665

SECOND 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, ASSÍGNEES, 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 E. 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

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

24-02173P

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.

CAPRI CIR 214, ODESSA, FL

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 vou. to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 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: ds a lem@raslg.com23-105484 Nov. 29; Dec. 6, 2024 24-02182P

SECOND INSERTION

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 D/B/A GTE FINANCIAL Plaintiff, vs.

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, INC., BANK OF AMERICA, N.A., AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure 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 Circuit Court, will sell the property situated in Pasco County, Florida described

LOT 35, PINE RIDGE AT SUG-AR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, 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

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 informa-tion regarding transportation services.

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

PUBLISH YOUR LEGAL NOTICE

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

- · 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** or email legal@businessobserverfl.com

--- ESTATE ---

SECOND 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

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

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: 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 24-02169P Nov. 29; Dec. 6, 2024

SECOND 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 $338,\,\mathrm{New}$ Port Richey, FL 34656-0338.The names and addresses of the personal representative and the personal representative's attorney are set forth

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 SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Gregory St. Arnauld 10105 Woodland Drive Portage, Michigan 49002

24-02167P

Attorney for Personal Representative: Raymond A. Harris 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

Nov. 29; Dec. 6, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ${\tt PASCO\ COUNTY,\ FLORIDA}$ 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

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: jrivera@hnh-law.com 24-02183P

Nov. 29; Dec. 6, 2024

SECOND 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 Richev, FL 34654. 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 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:

SECOND INSERTION

NOTICE TO CREDITORS 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-

sentative'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 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: **Adam Robert Brigham** 1821 Cypress Preserve Drive

apt 108 Lutz, Florida 33549 Attorney for Personal Representative: s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553 Email: ed@spinkslawfirm.com24-02171P Nov. 29; Dec. 6, 2024

SECOND INSERTION

NOTICE TO CREDITORS PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-001642-WS IN RE: ESTATE OF TIMOTHY DEE KELLY, A/KIA TIMOTHY D. KELLY Deceased.

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

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 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

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

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

--- SALES ---

SECOND INSERTION

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- $2411\left(V\right)$ 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

SECOND INSERTION

24-02168P

chris@fitzpatricklawyers.com

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,

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

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., ALTERNATIVE 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 BAVER-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 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

SECOND 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. 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 prop-

LOT 15, EASTBURY GAR-DENS, UNIT ONE, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 87, OF THE 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 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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



202 3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals

Tax Rates

School District Reports

Proposed Budgets and

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License Applications

Court Notices

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

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