

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 Accent Lane
New Port Richey, FL 34653

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)
TO: Nancy Harper, Richard Woodruff,
And Any Unknown Party(s) in Possession
7425 Image Lane Lot #22
New Port Richey, FL 34653
CMRR#9589-0710-5270-0136-5693-86

Harlan Linwood Turner
6521 Lamprey Lane
New Port Richey, FL 34653
CMRR#: 9589-0710-5270-0136-5693-79

When you vacated the premises at 7425 Image Lane; Lot #22, New Port Richey, FL 34653, the following personal property remained:

1980 MANAC INC. MAUVE UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE NO. 0019241419; VIN NO. F0601075338 and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than December 27, 2024 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE _____ SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
By: MARY CLARK, PARK MANAGER
6530 Accent Lane
New Port Richey, FL 34653
(727)-842-3928

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.
522 12th STREET WEST
BRADENTON, FL 34205

December 13, 20, 2024 24-02245P

FIRST INSERTION

NOTICE OF RULEMAKING BY THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Summit View Community Development District (the "District") on **January 17, 2025, at 10:00 a.m., at the Hampton Inn Odessa Trinity, 11780 SR 54, Odessa, Florida 33556.** Prior Notice of Rule Development was published in the Business Observer on December 6, 2024.

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). The proposed fees include:

- (1) Connection fee: \$1,800.00 or the amounts charged by Pasco County, whichever is higher.
- (2) Base Charge: \$11.39
 - i. Includes first 10,000 gallons
 - ii. \$1.18 for every additional 1,000 gallons
- (3) Back-Flow Prevention Device fee: \$6.20
- (4) Returned Check Fee: \$30.00
- (5) Late Payment Fee: 1.5% of unpaid balance
- (6) Reconnection after Disconnection: \$50.00
- (7) Security Deposit: One month estimated bill

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. Any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice.

The public hearing to be held at the date, time and location stated above may be continued to a date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least three (3) business days before the hearing by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Reuse Water Policies and Rates may be obtained by contacting the District Manager at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Ph: (813) 344-4844.
December 13, 2024 24-02247P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE JANUARY 6 2025 GABLES MOTORSPORTS WESLEY CHAPEL 28009 WESLEY CHAPEL BLVD 2024 POLS 3NSGGMK996RH359791 \$10,266.67
December 13, 2024 24-02246P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE HOPE INNOVATION DISTRICT
RFQ for Engineering Services

The Hope Innovation District (the "District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management, roadways, water, wastewater, and reclaim water systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (8) copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on January 2024, 2025, to the attention of Lynne Mullins, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("District Manager's Office").

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

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).
December 13, 2024 24-02258P

FIRST INSERTION

ANGELINE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ORGANIZATIONAL MEETING

Notice is hereby given that an organizational meeting of the Angeline Community Development District (the "District") will be held on December 23, 2024, at 8:30 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The District is located west of U.S. Hwy 41, east of the Suncoast Parkway and south of S.R. 52 in Pasco County, Florida.

The purpose of the organizational meeting is to organize the District, consider engagement of professionals and conduct any and all other business coming before the initial Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Breeze Home, 1540 International Parkway, Suite 2000, Lake Mary, FL 32756, Phone (813) 565-4663.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Angeline Community Development District
Larry Krause, District Manager
December 13, 2024 24-02260P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP01313 CPAWS
IN RE: ESTATE OF
Jack Harvey Francis
Deceased.

The administration of the estate of Jack Harvey Francis, deceased, whose date of death was March 15th, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 the first publication of this notice is December 13, 2024.

Personal Representative:
Chrysta Weingart
2379 Newbury Court,
Willington, FL 33414
LEONARD T. SINGER
ATTORNEYS AT LAW
Attorneys for Personal Representative
1860 FOREST HILL BOULEVARD
SUITE 201
WEST PALM BEACH, FL 33406
Telephone: (561) 433-4200
By: LEONARD I. SINGER, ESQ.
Florida Bar No. 313939
Email Addresses: LisEsquire@aol.com
December 13, 20, 2024 24-02240P

FIRST INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 2024DR006207DRAXWS
Division: E

IN RE THE MARRIAGE OF:
YENEY MORALES GONZALEZ,
Petitioner/Wife, and
JUAN ANTONIO HERNANDEZ
IZQUIERDO,
Respondent/Husband
TO: JUAN ANTONIO HERNANDEZ
IZQUIERDO
Last known Address: Tapachula,
Chiapas, Mexico

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before , JANUARY 13, 2025 and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition for Dissolution of Marriage.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

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

DATED December 6, 2024
Nicolle Alvarez/Sowles
CLERK OF THE CIRCUIT COURT
Pasco County Clerk & Comptroller
(SEAL) By: /s/ Bevely Bray
Deputy Clerk
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-02250P

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 Joy for a Lifetime located at 39764 HARVEST CREEK LANE in the City of ZEPHYRHILLS, Pasco County, FL 33540 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of December, 2024.
Claudia Mitchell-McLeod
December 13, 2024 24-02249P

FIRST INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
IN THE COUNTY COURT FOR THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 2024DR006205DRAXWS
Division: E

In Re: the Marriage of
HONGLANG ZENG
Petitioner/Wife,
and
TAI QUAN HUANG
Respondent/Husband
TO: TAI QUAN HUANG
Address Unknown

YOU ARE NOTIFIED that an ACTION FOR DISSOLUTION OF MARRIAGE, has been filed against you.

You are required to serve a copy of your written defenses, if any, to the Law Office of Alex Yu, 5255 Amberly Drive, Tampa, FL 33647, on or before January 13, 2025, and file the original with the Clerk of this Court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including order, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated: December 10, 2024.
Nikki Alvarez-Sowles
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Beverly Bray
Deputy Clerk
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-02251P

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SCULPT BODY BAR located at: 2716 STONEWOOD PARK LOOP in the city of LAND O' LAKES, FL 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 6th day of December 2024.

OWNER:
SCULPT BODY LLAKES INC.
2716 STONEWOOD PARK LOOP
LAND O, LAKES, FL 34638
December 13, 2024 24-02248P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT COURT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File Number:
File Number: 2024-CP-001647
IN RE: THE ESTATE OF
MARLENE H. MARANDO
a/k/a MARLENE MARANDO,
Deceased.

The administration of the estate of Marlene H. Marando (a/k/a Marlene Marando), deceased, whose date of death was August 14, 2024, is pending in the Circuit Court of the Sixth Judicial Circuit Court in and for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34655-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 Sis property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 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 13, 2024.

Personal Representative
Thomas P. Flavin
2200 S. Babcock Street
Melbourne, FL 32901
Attorney for Personal Representative
William N. Kirk, Esquire
Florida Bar No. 0619531
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
Telephone: (772) 231-1100
Facsimile: (772) 231-2020
Email: wnkc@goaldcooksey.com
Secondary Email:
wnk-eservice@goaldcooksey.com
December 13, 20, 2024 24-02239P

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1790
IN RE: ESTATE OF
DAVID JOHN LEIGHTON,
Deceased.

The administration of the estate of DAVID JOHN LEIGHTON, deceased, whose date of death was February 25, 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME 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 13, 2024.

Robert D. Hines
Curator

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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:
jrvera@hnh-law.com
December 13, 20, 2024 24-02237P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-001992-WS
In Re The Estate Of:
MARSHALL D. COE,
Deceased.

The administration of the estate of MARSHALL D. COE, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is December 13, 2024.

MARCUS D. COE - PR
9304 Nile Drive
New Port Richey, FL 34655

LAW OFFICES OF STEVEN K. JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
jrvera@hnh-law.com
FBN: 0342180
December 13, 20, 2024 24-02254P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
Probate Division
File No: 24-CP-001188
In Re: Estate of
Joanne B. Bullock
a/k/a Joanne Bullock
Deceased.

The administration of the estate of Joanne B. Bullock, a/k/a Joanne Bullock, deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the physical address of which is 38053 Live Oak Avenue, Dade City, FL 33523 and whose mailing address is P.O. Box 338, New Port Richey, FL 34656-0338. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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 Florida Statutes, Sections 732.216-732.228, applies or may apply unless a written demand is made by a creditor as specified under Florida Statutes, Section 732.2211.

The date of first publication of this notice is December 13, 2024.

Curator:
Kelley Gregorich

4910 60TH Ave S.
St. Petersburg, FL 33715
Attorney for Curator:
Tae Kelley Bronner, Esq.
Florida Bar Number: 0013765
10006 Cross Creek Blvd., PMB #428
Tampa, FL 33647
Telephone: (813) 907-6643
E-Mail: tae@estatelaw.com
December 13, 20, 2024 24-02235P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
2024CP00718CPAXES
IN RE: ESTATE OF
LARRY RICHARD KRIEGER,
Deceased.

The administration of the Estate of LARRY RICHARD KRIEGER, Deceased, whose date of death was March 22, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 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 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is December 13, 2024.

Personal Representative:
Robert Krieger

105 Oscar Lane Dallas, Ga 30132
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
December 13, 20, 2024 24-02236W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
512024CP001441CPAXES
Division: Probate
IN RE: ESTATE OF
KIMBERLY LYNN DAVIS
Deceased.

The administration of the estate of KIMBERLY LYNN DAVIS, deceased, whose date of death was May 12, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Pasco County Clerk of Court, 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 13, 2024.

Personal Representative:
MARK DAVIS

417 Xavier Street
Columbus, OH 43230
Attorney for Personal Representative:
Thomas C. Walsler, Esq.
E-mail Addresses:
twalsler@walslerlaw.com,
info@walslerlaw.com
Florida Bar No. 381578
WALSER LAW FIRM
4800 N. Federal Highway, Suite 108-D
Boca Raton, Florida 33431
Telephone: (561) 750-1040
December 13, 20, 2024 24-02238P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-1807-WS
IN RE: ESTATE OF
LINDA BETH DONADONI
a/k/a LINDA B. DONADONI
Deceased.

The administration of the estate of Linda Beth Donadoni a/k/a Linda B. Donadoni, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 13, 2024.

Personal Representative:
Channa Jones

6908 Echo Canyon Drive
McKinney, Texas 75072
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
December 13, 20, 2024 24-02243P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1918
IN RE: ESTATE OF
GEORGE KOLIMBIRIS AKA
GEORGIOS H. KOLIMBIRIS
Deceased.

The administration of the estate of GEORGE KOLIMBIRIS AKA GEORGIOS H. KOLIMBIRIS, deceased, whose date of death was October 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 Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is December 13, 2024.

Personal Representative:
JOHN KOLIMBIRIS

680 Washington Ct.
Roselle, Illinois 60172
Attorney for Personal Representative:
/s/ Stephen R. Williams
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
December 13, 20, 2024 24-02256P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001526-WS
IN RE: ESTATE OF
PATRICIA W. CHAVEZ
Deceased.

The administration of the estate of PATRICIA W. CHAVEZ, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 13, 2024.

Personal Representative:
s/Robin Eugenia Norris

10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
December 13, 20, 2024 24-02257P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
FILE NO. 2024-CP-001780
PROBATE DIVISION
IN RE: ESTATE OF
SCOTT A. MILLER
A/K/A SCOTT ALLEN MILLER,
Deceased.

The administration of the Estate of Scott A. Miller a/k/a Scott Allen Miller, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, File Number 2024-CP-001780. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is December 13, 2024.

Personal Representative:
Alysia Lin Lorenzo f/k/a Alysia Posey

17321 Jessamine Road
Dade City, FL 33523
Attorney for Personal Representative:
Albert J. Stopka, III
Attorney for Personal Representative
Florida Bar No. 999067
Albert J. Stopka, III, P.A.
108 Mosley Drive
Lynn Haven, Florida 32444
Telephone: (850) 785-6600
Service of Pleadings:
Primary e-mail
address: Stopkalawefile@bellsouth.net
Secondary e-mail address:
Stopkalawefile@hpeprint.com
All other communications:
Primary e-mail address:
Stopkalaw@bellsouth.net
Secondary e-mail
address: Stopkalawcorr@hpeprint.com
December 13, 20, 2024 24-02255P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1912
IN RE: ESTATE OF
SULJO MUHAREMOVIC
Deceased.

The administration of the estate of SULJO MUHAREMOVIC, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division,

the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

BARRED.

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

The date of first publication of this notice is December 13, 2024.

Personal Representative:
DZENANA MUHAREMOVIC

6913 Birdie Lane
St. Louis, Missouri 63129
Attorney for Personal Representative:

/S/CHRISTINA KANE

CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
December 13, 20, 2024 24-02259P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
File No. 2024CP000849CPAXWS
PROBATE DIVISION
IN RE: ESTATE OF
KATHLEEN E. ROSSMAN
Deceased.

The administration of the estate of Kathleen E. Rossman, deceased, whose date of death was December 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 13, 2024.

Personal Representative:
Karl Stephan James
7723 Mitchell Ranch Road
New Port Richey, Florida 34655
Attorney for Personal Representative:
Rodolfo Suarez, Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
December 13, 20, 2024 24-02242P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022-CA-000958

EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
HYELIM YOO, et al.,
Defendants.

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated December 5, 2024, in Case No.: 2022-CA-000958 of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HYELIM YOO, et al., is the Defendant. 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 March 4, 2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 87; Block 28, EPPERSON RANCH SOUTH PHASES 2F-2 AND 2G-2, according to the plat as recorded in Plat Book 77, Pages 54 through 59, 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 PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: December 5, 2024
By: /s/ Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
December 13, 20, 2024 24-02230P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001028
IN RE: ESTATE OF
BENJAMIN MILLS MARRS,
Deceased.

The administration of the Estate of Benjamin Mills Marrs, 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 75300 Little Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 13, 2024.

Personal Representative:
Nancy Marrs
941 Willowleaf Drive
Apartment 804
San Jose, California 95128
McFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A.
C.A. Sullivan, Esq.
Attorney for Personal Representative
Florida Bar No. 437018
1659 Achieva Way, Suite 128
Dunedin, Florida 34698
Telephone: (727) 461-1111
cs@mglegalteam.com
probate@mglegalteam.com
December 13, 20, 2024 24-02244P

FIRST INSERTION

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

FILE NO. 2024-CP-001780
PROBATE DIVISION
IN RE: ESTATE OF
SCOTT A. MILLER
A/K/A SCOTT ALLEN MILLER,
Deceased.

The administration of the Estate of Scott A. Miller a/k/a Scott Allen Miller, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, File Number 2024-CP-001780. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 13, 2024.

Personal Representative:
Alysia Lin Lorenzo f/k/a Alysia Posey
17321 Jessamine Road
Dade City, FL 33523
Attorney for Personal Representative:
Albert J. Stopka, III
Attorney for Personal Representative
Florida Bar No. 999067
Albert J. Stopka, III, P.A.
108 Mosley Drive
Lynn Haven, Florida 32444
Telephone: (850) 785-6600
Primary e-mail
address: Stopkalawefile@bellsouth.net
Secondary e-mail
address: Stopkalawefile@hpeprint.com
December 13, 20, 2024 24-02241P

--- ACTIONS / SALES ---

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 000860

CHANGE LENDING, LLC DBA CHANGE HOME MORTGAGE, Plaintiff, vs.
ANTONIO RODRIGUEZ; LILLIAN SANTIAGO; UNKNOWN TENANT #1 N/K/A NILDA GONZALEZ;
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 8, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1, TYSON SUBDIVISION, RUN WEST ALONG SOUTH LINE OF 18TH AVENUE, 150.0 FEET, THENCE RUN SOUTH 472.5 FEET FOR A POINT OF BEGINNING, THENCE SOUTH, PARALLEL WITH WEST LINE OF BLOCK 1, TO A POINT 15.0 FEET NORTH OF THE SOUTH LINE OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST,

RODRIGUEZ; LILLIAN SANTIAGO; UNKNOWN TENANT #1 N/K/A NILDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 8, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1, TYSON SUBDIVISION, RUN WEST ALONG SOUTH LINE OF 18TH AVENUE, 150.0 FEET, THENCE RUN SOUTH 472.5 FEET FOR A POINT OF BEGINNING, THENCE SOUTH, PARALLEL WITH WEST LINE OF BLOCK 1, TO A POINT 15.0 FEET NORTH OF THE SOUTH LINE OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST,

FIRST INSERTION

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

2022CA002311CAAXWS
PENNYMAC LOAN SERVICES, LLC;
Plaintiff, vs.
DEBORAH M. LANG A/K/A DEBORAH LANG, ET AL.;
Defendants

NOTICE IS GIVEN THAT, in accordance with the Plaintiff's Order to Reschedule Foreclosure Sale dated November 21, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.pasco.realforeclose.com, on January 6, 2025, the following described property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, CITY OF HOLIDAY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 1738, HOLIDAY LAKE ESTATES, UNIT TWENTY-THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 52, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID #36-26-15-097B-00001-7380 THIS BEING THE SAME PROPERTY CONVEYED TO RICKY GENE LANG AND DEBORAH M. LANG, HUSBAND AND WIFE FROM REGINALD OUTLAW AND MAUREEN E. OUTLAW, HUSBAND AND WIFE IN A DEED DATED NOVEMBER 10, 2014 AND RECORDED NOVEMBER 18, 2014, IN BOOK 18593 PAGE 1765; CORRECTED DEED IN BOOK 9131 PAGE 1186, Proper-

ty Address: 1955 DARTMOUTH DRIVE, HOLIDAY, FL 34691 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-05108
December 13, 20, 2024 24-02233P

FIRST INSERTION

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

Case No.
2024CA002928CAAXWS
Regions Bank dba Regions Mortgage
Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brian R. Tejera a/k/a Brian Robert Tejera, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brian R. Tejera a/k/a Brian Robert Tejera, Deceased
Last Known Address: Unknown

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

LOT 140, NATURE'S HIDEAWAY PHASE I-A, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before January 13th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on December 9th, 2024.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk

File# 24-F02317
December 13, 20, 2024 24-02231P

THENCE WEST, PARALLEL WITH NORTH LINE OF NORTH AVENUE, 100.0 FEET, THENCE NORTH, PARALLEL WITH WEST LINE OF BLOCK 1, 104.53 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 2, 100.0 FEET TO THE POINT OF BEGINNING. BEING A PART OF TRACT "A", TYSON SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A/K/A LOT 12, BLOCK 1, TYSON'S FIRST ADDITION UNRECORDED. SUBJECT TO A 5.0 FOOT EASEMENT OVER AND ACROSS THE WEST 5.0 FEET THEREOF.

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.

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-000130-AAXW-S
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
KEVIN J. MYNY; ROSEWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE; OF NRZ RECOVERY TRUST; ROSARIO G. MYNY; 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 06 day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 169, ROSEWOOD AT RIVER RIDGE PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 64 THROUGH 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 7919 STARFIRE WAY, NEW PORT RICHEY, FL 34654
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

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 4th day of December, 2024.

Digitally signed by Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.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
1184-2256B
December 13, 20, 2024 24-02261P

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 10 day of December 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
23-02132
December 13, 20, 2024 24-02252P

FIRST INSERTION

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

Case No. 2024CC003915CCAXWS
WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.,
Plaintiff, vs.
CHAD WALKER, BRIDGET L. WALKER, and UNKNOWN TENANT(S),
Defendants.

TO: CHAD WALKER
YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pasco County, Florida:

Lot 7, WINDSOR PLACE AT RIVER RIDGE, a subdivision according to the plat thereof recorded in Plat Book 52, Pages 110 through 117, of the Public Records of Pasco County, Florida. ("Property")
Property Address: 7814 Brisbane Court, New Port Richey, FL 34654

A Lawsuit has been filed against you in Pasco County Court, WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC. v. CHAD WALKER, BRIDGET L. WALKER, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is

2653 McCormick Drive, Clearwater, Florida 33759, and file the original with 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 13TH, 2025

WITNESS my hand and the seal of said court on this December 9, 2024.

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 the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 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.

Nikki Alvarez-Sowles, Esq.
AS CLERK OF THE COURT
By: Haley Joyner
As Deputy Clerk

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
December 13, 20, 2024 24-02234P

--- ACTIONS / SALES ---

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: Raquel Munoz- 6251 6th Avenue, New Port Richey, FL 34653 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 13TH, 2025
WITNESS my hand and the seal of said court at Pasco County, Florida on the December 6, 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 13, 20, 2024 24-02232P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.
2023CA004883CAAAXWS
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
CONNIE SHIRE, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BINION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; NANCY A. KELLING; UNKNOWN TENANT(S) IN POSSESSION N/K/A MIKE CORNETT 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 07, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 139, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1987 FLEETWOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930.
Property Address: 5929 ASHEN AVE, 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 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey,

FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 6 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. 00558248
Communication Email: dsalem@raslg.com
24-230601 - NaC
December 13, 20, 2024 24-02253P

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 000349
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; 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, GRANTEEES, 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 19, 2024 in Civil Case No. 2024 CA 000349, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA -

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; 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, GRANTEEES, 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 8, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT FIFTY-FIVE (55) OF TAHITIAN HOMES, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 7 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceed-

ing, 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 4th day of December, 2024.
Digitally signed by Zachary Ullman
FBN: 106751
Primary E-Mail: PrimaryE-Mail@aldridgepите.com
ServiceMail@aldridgepите.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
1395-1073B
December 13, 20, 2024 24-02262P

SUBSEQUENT INSERTIONS

SECOND 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 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.
Name Unit
Alysha E. Chappell 143
Sabrina M. Irwin 205
December 6, 13, 2024 24-02198P

SECOND 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 IC9310R25K1023180 and all personal items located inside the travel trailer. Last Tenant: Maleea Jo Brooks and Eugene Edward Martin. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).
December 6, 13, 2024 24-02226P

SECOND 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 arranged.
U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM
R106 Anthony Celluzzi
B282 Alberta Douglas
Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668
B2 Carlos Glover
C67 Beth Hines
C75 Beth Hines
C119 Brian Jablonski
C298 Derek Mitchell
Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541
A16 Michael Baker
C52 Angela Crank
G77AC Jonathan Dominguez
F8 Travis Golladay
H6 Travis Golladay
B27 Charles McLemore
B28 Charles McLemore
B11 Debra Ostrofsky
G51AC Terri Plant
C6 Christopher Sheppard
December 6, 13, 2024 24-02199P

THIRD INSERTION

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 13-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 I US-4 I, Spring Hill, FL 34610@ 10:00 am in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HA D, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.
Walter L Sanders PA
3449 Technology Drive
Suite 109
North Venice, FL 34275
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Cpl. David Peltz
Deputy Sheriff
24-02174P
November 29; December 6, 13, 20, 2024

SECOND 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.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:00 AM
Sale to be held at www.storage treasures.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
Time: 10:00 AM
Sale to be held at www.storage treasures.com.
01067 - Gayle, Clara; 01072 - Rush, LaShawn; 01116 - Rhodes, Rabyn; 02026 - Noll, Cristopher; 02039 - Ortega, Sebastian; 02087 - Aguilera, Sapphire C; 02102 - Ramsey, Toni; 02106 - Witthoef, 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, lewis
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storage treasures.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 - Bogs, Nely; 275 - Owensbrown, Tiffany; 282 - Fabrizi, Michael; 300 - Velardo, Crystal; 309 - Banos, Ricardo; 319 - Meghee, Christopher
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storage treasures.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 Bundo, Michael; 13193 - Bushard, Sarah; 13304 - Bogs, 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 - Garret, 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; D245 - Tabani, Farzan; D252 - Ramos, Tania; D280 - Grafton, William; D336 - Navarro, Robert
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
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 - Arubon, Arabella
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storage treasures.com.
A0009 - smith, Mikala; B0004 - Andenoro, Jacqueline; C1028 - Townsend, Sharee; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1117 - Bitner, Marianne; E1168 - Whipkey, Heather; E1174 - Corrinna, 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.storage treasures.com.
0A136 - Sanchez, Eric; 0A141 - Evans, Andrew; 0A172 - MATHIS, NAKEITTTIA; 0A196 - Laskowski, Gary; 0A219 - Tucker, Erica; 0A231 - Purcell, Carl; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B007 - Gifford, Justin; 0B039 - Megovern, Brittny; 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 # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storage treasures.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 - Seydick, 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
Time: 12:30 PM
Sale to be held at www.storage treasures.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

SUBSEQUENT INSERTIONS

SECOND 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, GRANTEEES, 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, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THERESA A. HAWLEY, 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. Zephyrhills, FL 33542
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 RECORDS BOOK 1463, AT PAGE 0789 THROUGH 0819, OF THE PUBLIC RECORDS OF PASTO COUNTY, FLORIDA.
Property Address: 39234 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 111 2nd 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 2023CA004285CAAXWS
RIGOBERTO MUNOZ,
Plaintiff, vs.
RAQUEL MUNOZ a/k/a
BIEMBENITA 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 24-02186P

SECOND 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, J. et al.,
Defendant.

To: JESTIN PAUL DAVID JEYARAJ A/K/A J. JEYARAJ
29108 CROSSLAND DRIVE, WESLEY CHAPEL, FL 33543
JEYASHRUTHI JEYASELVAN A/K/A J. JEYASELVAN
29108 CROSSLAND DRIVE, WESLEY 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, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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 Rayment Leibert Pierce, LLC, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before January 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 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.

WITNESS my hand and seal of said Court on the 26th day of November, 2024.

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

MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
24-09933FL
December 6, 13, 2024 24-02203P

SECOND 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	Unit
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

SECOND 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 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.

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

SECOND INSERTION

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: Cititnancial Equity Services, Inc. Residence Unknown

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

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 COUNTY, 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 entered 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, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on November 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
FLleadings@MW-cw-law.com
Files: 24-400290
December 6, 13, 2024 24-02187P

SECOND 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 ASSOCIATION 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, ACCORDING 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

45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-168462 - MiM
December 6, 13, 2024 24-02205P

SECOND INSERTION

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

CASE NO. 2019-CA-003173-ES
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 HOMEOWNERS ASSOCIATION; CENTURY BANK OF FLORIDA; 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 WILDERNESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 21507 CORMORANT COVE DRIVE, LAND O LAKES, FL 34637

Any person claiming an interest in the

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

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

Dated this 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-054323 - RaO
December 6, 13, 2024 24-02204P

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.:
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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 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 SPOUSES,
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 Circuit 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 CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 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 UNRECORDED PLAT OF HUDSON GROVE ESTATES NORTH SECTION, BEING MORE PARTICULARLY 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 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,333.31 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 532.68 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 322.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS 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 MINUTES 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 TOWNSHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME, YEAR: 1988, MAKE: CRESCENT LIMITED, MODEL: REDMAN HOMES, SERIAL NUMBER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY 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 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 14th day of November, 2024.

Digitally signed by Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepitt.com
ALDRIDGE PITTE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1091-2717B
December 6, 13, 2024 24-02201P

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME 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
December 6, 13, 2024 24-02214P

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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 December 6, 2024.

Personal Representative:

Mary Ann Iezoni

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
December 6, 13, 2024 24-02190P

SECOND 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 below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 24-02212P

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 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
December 6, 13, 2024 24-02191P

SECOND 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

Catherine (aka Cathy) Cannon

5022 Lady Bird Alley
11425 Stansberry Dr.
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

SECOND 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 ROBERT 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 below.

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

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

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

NOTWITHSTANDING THE TIME 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 KAY 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

SECOND INSERTION

AMENDED NOTICE TO 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.

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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 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
December 6, 13, 2024 24-02189P

SECOND INSERTION

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 PATRICK 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 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
December 6, 13, 2024 24-02225P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1896
IN RE: ESTATE OF
MARY JANE PAWLKOWSKI
Deceased.

The administration of the estate of MARY JANE PAWLKOWSKI, 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 Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:

ROBERT PAWLKOWSKI

1626 Kismet Ct.
Tarpon Springs, Florida 34690
Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
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 24-02216P

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / SALES ---

SECOND 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 REPRESENTATIVES, DEVISEES, AND CREDITORS OF ESTELLA IRENE WRIGHT, DECEASED, IVY PLUMMER, VINCENT SISCO, LESLIE SISCO, ROBIN SISCO, FRANCES NORFLEET, Defendant(s), TO: (THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, AND CREDITORS OF ESTELLA IRENE WRIGHT,

DECEASED Whose residence is unknown, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed here.

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: involving the following described property in Pinellas County, Florida, 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: 17-26-16-0290-00000-0810 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 DEFENDANT 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 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

SECOND INSERTION

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 CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, LIENORS, ASSIGNEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. ROBY A/K/A DAVID ROBY A/K/A DAVID ALLEN ROBY, ET AL., DEFENDANT(S). TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. ROBY A/K/A DAVID ROBY A/K/A DAVID ALLEN ROBY Last Known Address: 14820 Atlantic Ave, Hudson, FL 34667 Current Residence: UNKNOWN TO: Unknown spouse of David A. Roby A/K/A David Roby A/K/A David Allen Roby Last Known Address: 14820 Atlantic Ave, Hudson, FL 34667 Current Residence: UNKNOWN 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, Attorney for Plaintiff, December 6, 13, 2024 24-02188P

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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court this November 26, 2024 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) By: Haley Joyner As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 December 6, 13, 2024 24-02188P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING, LLC, 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 HER; 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 SERVICING, LLC is the Plaintiff, and 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 HER; 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 PAR-

TIES 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 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, BALLANTRAE 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 COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Pub-

lic 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

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA Case No. 2022-CA-2308 ALLSTATE SERVICING, INC., Plaintiff, vs. ERIS HARMONIA, LLC, Defendant. NOTICE IS HEREBY GIVEN that, 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 sale beginning at 11 :00 a.m. on December 30, 2024, at www.PASCO.realforeclose.com, the following described 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

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

SECOND 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 liability 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: Parcel 1: 6912 Puffin Lane, Hudson FL 34667 SOUTH 200 FEET OF THE NORTH 444.1 FEET OF TRACT 33 IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDING WITH THE PLAT OF PORT RICHEY COMPANY LANDS, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD. Parcel 2: 6919 Puffin Lane, Hudson FL 34667 A PORTION OF THE UNNUMBERED 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 COUNTY, FLORIDA, BEING FURTHER 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 00 DEG 49'08" WEST, 100.00 FEET; THENCE MEANDER WESTERLY 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 BEGINNING. THE EAST 20 FEET OF LOT 19, BLOCK G, VISTA-DELMAR 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 34667 A PORTION OF THE NORTHERLY 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. HIGHWAY 19 LESS AND EXCEPT THE NORTHERLY 210' OF THE WESTERLY 420' AND THE SOUTHERLY 200' OF THE NORTHERLY 410' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COM-MENCE AT THE NW CORNER OF SAID SECTION 34; THENCE SOUTH 88 DEGREES 47 MINUTES 06 SECONDS 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 WESTERLY LINE OF SAID SEC-

TION 34 AS HISTORICALLY MONUMENTED AND OCCUPIED, 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 SOUTHERLY 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 CONCAVE TO THE LEFT BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8199 AT PAGE(S) 829 AND 830 AND 200' WESTERLY OF THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 AS HISTORICALLY MONUMENTED PASSING THROUGH A CENTRAL ANGLE OF 01 DEGREE 59 MINUTES 22 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 15 MINUTES 28 SECONDS WEST, 202.40' AN ARC LENGTH OF 202.41' TO A POINT MARKING 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 HISTORICALLY 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 PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. 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 LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 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 24-02218P

SECOND 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 Mortgagee, 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 24-02207P

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

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA**
PROBATE DIVISION
Case No.: 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 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

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
Carol Marx
Carol Marx
5105 Canandaigua Farmington Tr Rd
Canandaigua, New York 14424
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 24-02210P

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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: December 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@blhlaw.com
Secondary E-Mail:
mwitmer@blhlaw.com
December 6, 13, 2024 24-02223P

SECOND INSERTION

**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.

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
Fla Bar No. 274267
jcheekin@jcheekin.com
December 6, 13, 2024 24-02213P

SECOND INSERTION

**NOTICE TO CREDITORS
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 MICHELE 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME 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:
jriversa@hnh-law.com
December 6, 13, 2024 24-02215P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.:
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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 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:
lsilva@shumaker.com
tmcintyre@shumaker.com
December 6, 13, 2024 24-02217P

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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 24-02224P

SECOND 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, SADDLEBROOK 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 BUSINESS OBSERVER) and file the origi-

nated this 03 day of December 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
24-01041
December 6, 13, 2024 24-02202P

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT
TO CHAPTER 45, FLORIDA
STATUTES**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA001561CAAXES
UNION PARK MASTER HOMEOWNERS ASSOCIATION, INC.,
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.: 2024CA001561CAAXES 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 PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: 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

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
Pasco County Clerk & Comptroller
By: Haley Joyner
As Deputy Clerk
23-03585
December 6, 13, 2024 24-02184P

**PUBLISH
YOUR
LEGAL NOTICE**
Call 941-906-9386
and select the appropriate County
name from the menu.
or email
legal@businessobserverfl.com **Business
Observer**