## PASCO COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

### FIRST INSERTION

### BOARD OF SUPERVISORS MEETING DATES BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold their regular meetings for Fiscal Year 2024-2025 at Hampton Inn and Suites by Hilton - Tampa/ Wesley Chapel located at 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544 at 6:30 p.m. unless otherwise indicated as follows:

Tuesday, January 7, 2025 Tuesday, February 4, 2025 Tuesday, March 4, 2025 Tuesday, April 1, 2025 Tuesday, May 6, 2025 at 5:30 p.m. Tuesday, June 3, 2025Tuesday, July 1, 2025 Tuesday, August 5, 2025

Tuesday, September 2, 2025At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("District Office"). The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time. and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

December 20, 2024 24-02275P

### FIRST INSERTION

### LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Long Lake Ranch Community Develop ment District ("District") will hold a Board meeting on January 6, 2025, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Board may consider any business that may properly come before it.

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone com-

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

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

Patricia Thibault District Manager December 20, 2024

24-02276P

## FIRST INSERTION

### REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services

The Summerstone Community Development District ("District"), located in unin-corporated Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's utilities, roadway improvements, stormwater improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general

capacity of District Engineer and 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 one (1) copy and one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m., on January 7, 2025 to the attention of District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph. (561) 571-0010 ("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 highes

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). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

December 20, 2024

### FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 907988 from Lennar Homes, LLC, 4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607. Application received: 12/12/2024. Proposed activity: Residential. Project name: Abbey Crossing Phase 1 and Phase 2. Project size: 20.60 acres Location: Section(s) 16, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic

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

December 20, 2024

### FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908097 from MU LandCo Liquidating Company, LLC, 1414 W Swann Ave, Suite 100, Tampa, FL 33606. Application received: 12/13/2024. Proposed activity: Roadway. Project name: Kinfield Phase 1 Spine Roads. Project size: 84.10 acres Location: Section(s) 5, 6, 7, 8 Township 25 South, Range 20 and Section(s) 31, 32 Township 24 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve:

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

December 20, 2024 24-02279P

### 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 engi-

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 24, 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 Apegotiations will cease and begin with the next highest 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 20, 2024 24-02282P

## FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Holly DeAugustino will engage in business under the fictitious name HOLLY'S WHIMSICAL WONDERS, with a physical address 7011 Ryman Loop Zephyrhills, Florida 33540, with a mailing address 7011 Ryman Loop Zephyrhills, Florida 33540, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. December 20, 2024 24-02281P

## FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Yaisiel Montanez will engage in business under the fictitious name NO-TARY ASSOCIATES, with a physical address 3228 BRYANT PARK DRIVE NEW PORT RICHEY, FL 34655, with a mailing address 3228 BRYANT PARK DRIVE NEW PORT RICHEY, FL 34655, and already registered the name mentioned above with the Florida Department of State, Division of Corpora-

December 20, 2024 24-02280P

### FIRST INSERTION

### WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2025 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Westwood of Pasco Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 9:00 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558, on the following dates:

January 17, 2025 January 22, 2025

February 26, 2025 March 26, 2025

April 23, 2025

May 28, 2025 June 25, 2025

July 23, 2025 August 27, 2025

September 24, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://westwoodofpascocdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

December 20, 2024

24-02290P

### FIRST INSERTION

### TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2025 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Towns at Woodsdale Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 9:00 a.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 on the following dates:

January 17, 2025 January 22, 2025

February 26, 2025 March 26, 2025

April 23, 2025

May 28, 2025 June 25, 2025

July 23, 2025

August 27, 2025

September 24, 2025 The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting

the District's website, https://townsatwoodsdalecdd.net/. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)  $^{\prime}$  1-800-955-8770 (Voice), for aid in contacting the District Office.

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

December 20, 2024

### FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 2003 Mobile Home, VIN JACFL23998A/JACFL23998B and the contents therein, if any abandoned by previous tenants, Linda Scott Berrian and Douglas Kent Lambert

On January 2, 2025 at 9:30am at Caribbean Mobile Home Estates, 10801 Port Royal Road, New Port Richey, Florida 34654

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400

Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com December 20, 27, 2024 24-02274P

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SKYL mobile home bearing vehicle identification number SF3344C and all personal items located inside the mobile home. Last Tenant: Kevin R. Keizer. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.

December 20, 27, 2024 24-02283P

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## **PUBLISH YOUR LEGAL NOTICE**

24-02291P

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- Simply email your notice to legal@ businessobserverfl.com



PASCO COUNTY

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001728 IN RE: ESTATE OF ZACHERY RION WORRELL, Deceased.

The administration of the estate of ZACHERY RION WORRELL, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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

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

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

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

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

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

The date of first publication of this notice is: December 20, 2024

### ASHLEYANN WORRELL

**Personal Representative** 6306 Montana Avenue New Port Richey, FL 34653Robert 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 20, 27, 2024 24-02287P

### FIRST INSERTION

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

File No. 2024-CP-001425 IN RE: ESTATE OF GORDON LEWIS DEMAINE

Deceased. The administration of the estate of Gordon Lewis Demaine, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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- $732.228, \, \mathrm{applies}, \, \mathrm{or} \, \, \mathrm{may} \, \mathrm{apply}, \, \mathrm{unless} \, \mathrm{a}$ written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is December 20, 2024.

Personal Representative: **Amy Demaine** 4 Morton Ave. Apt 2, Pawcatuck, CT Telephone: (401) 368-4916

Petitioner Attorney for Personal Representative: /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553 Email: ed@spinkslawfirm.com Attorney for Petitioner December 20, 27, 2024 24-02272P

### FIRST INSERTION

NOTICE TO CREDITORS (Intestate)
IN THE CIRCUIT COURT FOR

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION CASE NO: 2024CP001868CPAXWS IN RE: ESTATE OF EUGENE HERGET, Deceased.

The administration of the Estate of Eugene Herget, Deceased, whose date of death was September 23, 2024; Case Number 2024CP001868CPAXWS, 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 name and address of the Personal Representative are Alice Kufs, 102 Garden Street, Garden City, NY 11530, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

The 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 the first publication of this Notice is December 20, 2024. CARR LAW GROUP, P.A. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com December 20, 27, 2024 24-02268P

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001549 IN RE: ESTATE OF WENDY DELANEY

Deceased. The administration of the estate of WENDY Y. DELANEY, deceased, whose date of death was August 12, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE PERSONAL REPRESENTA-TIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME FO THE DECEDENT'S DEATH BY THE DECEDENT OR DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPO-SITION OF COMMUNITY PROP-ERTY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732.216-732.228 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER

The date of first publication of this notice is December 20, 2024.

### Personal Representative: SUSAN HARRINGTON Personal Representative

136 Paris Avenue Worcester, MA 01603 Attorney for Estate: PAUL KNUDSEN, ESQUIRE Paul Knudsen, P.A. 10863 Park Boulevard, Suite 5 Seminole, FL 33772 Telephone: (727) 398-3600 E-Mail: paul@lmdlawfirm.com Secondary E-Mail: michele@lmdlawfirm.com December 20, 27, 2024 24-02292P

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-009801-ES IN RE: ESTATE OF DONALD RAY MYERS Deceased.

The administration of the estate of DONALD RAY MYERS, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The name and address of the Personal Representative and the Personal Represen tative's attorney are set forth below.

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

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

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

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

THE PERSONAL REPRESENTA-TIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME FO THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPO-SITION OF COMMUNITY PROP-ERTY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732.216-732.228 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER

The date of first publication of this notice is December 20, 2024.

### Personal Representative: MARLENE MYERS.

Personal Representative 8311 Valley Stream Lane Bayonet Point, FL 34667 Attorney for Estate: PAUL KNUDSEN, ESQUIRE Paul Knudsen, P.A. 10863 Park Boulevard, Suite 5 Seminole, FL 33772 Telephone: (727) 398-3600 E-Mail: paul@lmdlawfirm.com Secondary E-Mail: michele@lmdlawfirm.com December 20, 27, 2024 24-02289P

### FIRST INSERTION

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

PROBATE DIVISION FILE NO.: 2024-CP-001386-CPAXES

### IN RE: IN RE: ESTATE OF REBECCA SABALA A/K/A REBECCA BOHNENSTIEHL Deceased.

The administration of the estate of REBECCA SABALA a/k/a REBECCA BOHNENSTIEHL, deceased, whose date of death was July 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No.; the address of which is 38053 Live Oak Avenue, Dade City, FL

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

TION OF THIS NOTICE IS December Petitioner

### HARRY W. WAYMAN 34450 Smart Drive

Zephyrhills, FL 33541 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

December 20, 27, 2024 24-02269P

## FIRST INSERTION

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

PROBATE DIVISION Case No.: 2024CP001891CPAXES IN RE: Estate of THOMAS JOSEPH DAUSCH, a/k/a THOMAS J. DAUSCH, a/k/a THOMAS DAUSCH, Deceased.
The administration of the estate of

THOMAS JOSEPH DAUSCH, a/k/a THOMAS J. DAUSCH, a/k/a THOM-AS DAUSCH, deceased, whose date of death was AUGUST 31, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this notice is December 20, 2024.

### Personal Representative: MARK EDWARD DAUSCH 4389 Sullivan Drive

St. Cloud, FL 34772 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 December 20, 27, 2024 24-02270P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1618 IN RE: ESTATE OF JULIA WALSH AKA JULIA

MARION WALSH Deceased. The administration of the estate of

JULIA WALSH AKA JULIA MARI-ON WALSH, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richev, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 BE-FORE 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 NO-TICE ON THEM.

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

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

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

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

NOTWITHSTANDING 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 20, 2024.

### Personal Representative: KATHLEEN A. WALSH

465 S. Ash Ave Galloway, NJ 08205 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE 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 20, 27, 2024 24-02273P

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001860-WS Division J IN RE: ESTATE OF GWENDOLYN SUE HALEY,

A/K/A GWENDOLYN S. HALEY

Deceased. The administration of the estate of Gwendolyn Sue Haley, a/k/a Gwendolyn S. Haley, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

### Personal Representative: Peter DeGeorge 3725 Topsail Trail

New Port Richey, Florida 34652 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@iherzoglaw.com December 20, 27, 2024 24-02286P



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### --- ACTIONS / SALES ---

FIRST INSERTION

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

File No. 2024CP001829CPAXES IN RE: ESTATE OF PATRICIA A. MEELHEIM, Deceased.

The administration of the estate of PA TRICIA A. MEELHEIM, deceased, whose date of death was May 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the  $address\ of\ which\ is\ 7530\ Little\ Rd., Suite$ 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 20, 2024.

### Personal Representative: WILLIAM MEELHEIM

35737 Jenny Lynne Circle Zephyrhills, FL 33541 Attorney for Personal Representative: THEODORE R. SCHOFNER, ESQ. Attorney for Personal Representative Florida Bar No. 381357/ SPN: 01243397 2117 Indian Rocks Road Largo, Florida 33774 Telephone: (727) 588-0290 Fax: (727) 584-0932 E-Mail: info@elderlawattorney.com December 20, 27, 2024 24-02271P

### FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2019-CA-000907 DLJ MORTGAGE CAPITAL, INC.,

Plaintiff, VS. KEELY A. SMITH, Defendant(s).

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 1, 2024 and the Agreed Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Set for December 2, 2024 dated November 15, 2024, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles. Esq., shall sell the subject property at public sale on the 14th day of January, 2025, at 11:00 am to the highest and best bidder for cash, at the https://pasco.realforeclose.com on the following described property:

Tract 870 of the unrecorded plat of HIGHLANDS VI, being further described as follows: Beginning at the Northwest corner of the Southwest 1/4 of Section 21, Township 24 South, Range 17 East, Pasco County, Florida, go thence South 00°10'24" West, along the West line of said Southwest 1/4 a distance of 31.91 ft; thence South 45°51'42" East, a distance of 1008.76 ft to the P.C. of a curve having a central angle of 16°25'11", a radius of 325.00 ft, a tangent distance of 46.89 ft, a chord bearing and distance of North 52°20'53" East, 92.82 ft; thence along the arc of said curve and distance of North 52°20'53" East 92.82 ft, thence along the arc of said curve a distance 93.14 ft; thence North 29°26'31" West, a distance of 777.84 ft; thence North 89°57'20" West, a distance of 415.00 ft to the Point of Beginning.

Property Address: 12117 Oakwood Dr. Hudson, FL 34669. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated: December 7, 2024.

/s/Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com @bitman-law.com

BITMAN O'BRIEN, PLLC Lake Mary, Florida 32746 Telephone: (407) 815-3110 Attorneys for Plaintiff December 20, 27, 2024 24-02262P 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.: 2024CA000282

EPPERSON SOUTH HOMEOWNERS ASSOCIATION, Plaintiff, vs.

TRISTIAN TUCKER, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/4/2024, in Case No.: 2024CA000282 of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWN-ERS ASSOCIATION, INC., is the Plaintiff and TRISTIAN TUCKER, 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 cordance with Section 45.031, Florida Statutes, on 2/4/2025, the following described property set forth in the Final

Judgment of Foreclosure: Lot 36, Block 21, of EPPERSON RANCH SOUTH PHASES 2F-2 AND 2G-2, according to the Plat thereof, 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 PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: December 11, 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 20, 27, 2024

FIRST INSERTION

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

2020-CA-000764-CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ISAC 2006-3, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-3, PLAINTIFF, VS. CARMEN MCCARTHY, ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 24, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on February 18, 2025, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 69, Fairway Springs, Unit 5, according to the plat thereof, recorded in Plat Book 23, Pages 31-34, of the Public Records of Pasco County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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. 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. Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101

Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Timothy J. Landers Timothy J. Landers FBN 127154

20-000026 December 20, 27, 2024 24-02285P

## FIRST INSERTION

AMENDED NOTICE OF SALE (amended to correct scrivener's error) IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024-CC-004398 WFL INVESTMENTS, LLC, Plaintiff, v. MAUREEN PINTO; JOSEPH R. PINTO; PRIME ACCEPTANCE CORP.: PALMETTO SOLAR, LLC D/B/A LIGHTREACH;

RICHARD FORTHMAN: UNKNOWN TENANT I; UNKNOWN TENANT II; Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Summary Judgment of Foreclosure dated December 10, 2024, in the Sixth Circuit Court in and for Pasco County, Florida, wherein WFL INVESTMENTS, LLC, is the Plaintiff, and granted against the Defendants, MAUREEN PINTO; JOSEPH R. PINO; PRIME ACCEP-TANCE CORP.; PALMETTO SOLAR, LLC D/B/A LIGHTREACH; MELA-NIE L. PINTO; RICHARD FORTH-MAN; UNKNOWN TENANT I; and UNKNOWN TENANT II, in Case No. 2024-CC-004398, the Clerk of this Court, Nikki Alvarez-Sowles, will at 11:00 a.m. on the January 9, 2025, offer for sale and sell to the highest bidder for cash at www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Pasco County, Florida more particularly described as

Lots 31 and 32, JACKSON HEIGHTS, according to the map or plat thereof as recorded in Plat Book 7, Page 35, Public Records of Pasco County, Florida, Address: 5612 Mallow Street, New Port Richey, FL 34652 Said sale will be made pursuant to and

in order to satisfy the terms of said Final

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

If you are a person with a disability who needs 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 17, 2024. /s/ Olivia Garcia August J. Stanton, III, Esq. Florida Bar Number: 0976113 Olivia Garcia, Esq. Florida Bar Number: 1024583 Primary Email: ogarcia@nardellalaw.com; astanton@nardellalaw.com Secondary Emails: kcooper@nardellalaw.com Nardella & Nardella, PLLC 135 West Central Blvd. Suite 300 Orlando, Florida 32801 Office: (407) 966-2680 Fax: (407) 966-2681 ATTORNEYS FOR PLAINTIFF December 20, 27, 2024 24-02267P

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

FIRST INSERTION

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

CIVIL DIVISION Case #: 2024CA000980CAAXWS DIVISION: J3

**Truist Bank** Plaintiff. -vs.-Samantha Jo Reszler a/k/a Samantha J. Reszler a/k/a Samantha Reszler: William McQuilkin, Jr.; Truist Bank, successor by merger to SunTrust Bank d/b/a Lightstream; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000980CAAXWS of the entered in Civil Case Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Truist Bank, Plaintiff and Samantha Jo Reszler a/k/a Samantha J. Reszler a/k/a Samantha Reszler are defendant(s). L. Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW. PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on January 15, 2025, the following described property as set forth in said Final Judgment, to-

LOT 844, EMBASSY HILLS UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 34 THROUGH 36, PUBLIC RE-CORDS OF PASCO COUNTY,

FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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 Submitted By:

ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd.. Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-330934 FC01 SUT December 20, 27, 2024 24-02265P

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 24-CA-2008 JACOLADE TRUST INC., A FLORIDA CORPORATION Plaintiff, vs. LIVING INTERIOR PLANT SERVICE INC., A FLORIDA CORPORATION

Defendant(s) / NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment for Partition dated November 20, 2024, and entered in the case having the case number 2024-CA-2008 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Jacolade Trust Inc., a Florida Corporation is the Plaintiff and Living Interior Plant Service Inc., a Florida Corporation is the Defendant. Nikki Alvarez-Sowles, Esq. as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.pasco.realforeclose.com, at, on January 14, 2025, the following described property as set forth in said

Final Judgment for Partition, to wit: Legal Description: LOT 48 CAR-PENTER'S RUN PHASE III, AS PER PLAT HEREOF, RE-CORDED IN PLAT BOOK 27, PAGES 116 THROUGH 118. More commonly known as: 1805

Candlestick Court, Lutz, FL. 33559 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section

AMERICANS WITH DISABILITY ACT: 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 no-tification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call

Dated December 10, 2024. IVANOV & WOLF, PLLC Attorney for Plaintiff 3310 W. Cypress St, Suite 206 Tampa, FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D Wolf MATTHEW D. WOLF, FBN: 92611 December 20, 27, 2024 24-02264P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE Any person claiming an interest in the IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 000688 CAAXWS

Freedom Mortgage Corporation, Teresa A. Buzzard a/k/a Teresa

Buzzard, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 16th day of January, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

17-26-16-0010-00000-0220

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

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

Dated this 11th day of December,

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426 December 20, 27, 2024 24-02263P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024-CP-001906 IN RE: ESTATE OF MAGDALENE N. CLOUSER Deceased.

The administration of the estate of Magdalene N. Clouser, deceased, whose date of death was September 29, 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.

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

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

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

The 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 20, 2024. Personal Representative:

Maria Nicole Clouser 15332 70th Avenue NE Kenmore, WA 98028 Attorney for Personal Representative:

David A. Hook, Esq. E-mail Addresses:  $courts ervice @\,elder law center.com,$ 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 20, 27, 2024 24-02288P

## **OFFICIAL COURTHOUSE WEBSITES**

MANATEE COUNTY

manateeclerk.com SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

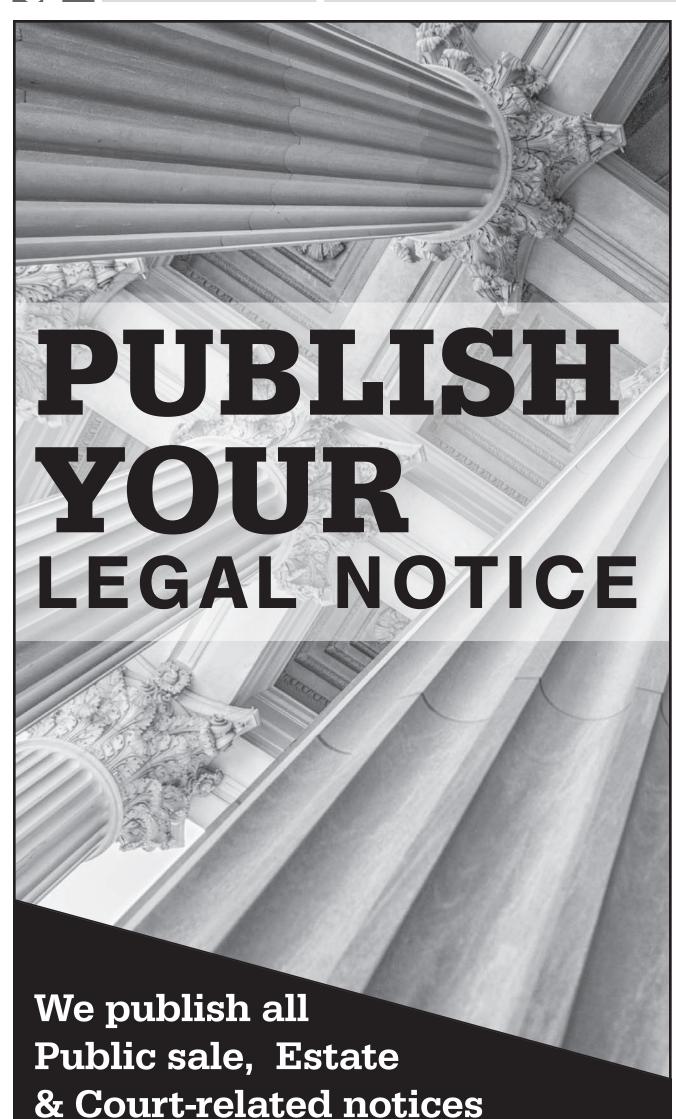
PINELLAS COUNTY mypinellasclerk.gov

**POLK COUNTY** 

polkcountyclerk.net

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

## Call **941-906-9386**

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ACTIONS / SALES ---

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO GENERAL JURISDICTION DIVISION

CASE NO. 2019-CA-002410 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. ROBERT K. LEWIS, et al.,

Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 23, 2024 in Civil Case No. 2019-CA-002410 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERI-HOME MORTGAGE COMPANY, LLC is Plaintiff and Robert K. Lewis, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 25, Block 3, The Villages of Trinity Lakes, according to the map or plat thereof as recorded in Plat Book 68, Page 83, of the Public Records of Pasco County,

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the

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

By: /s/ Robyn Katz Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 22-05169FL

December 20, 27, 2024 24-02284P

### FIRST INSERTION

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

CASE NO. 2023CA003034CAAXES U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3,

Plaintiff, vs. CYNTHIA THOMAS A/K/A CYNTHIA WILLIAMS; BRIAN THOMAS; UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE:

**Defendants** 

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 25, 2024, and entered in Case No. 2023CA-003034CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR THE REG-ISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 (hereafter "Plaintiff"), is Plaintiff and CYNTHIA THOMAS A/K/A CYNTHIA WIL-LIAMS; BRIAN THOMAS; UNITED STATES OF AMERICA, DEPART-MENT OF JUSTICE, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 16TH day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to

THE SOUTH 210 FEET OF THE NORTH 440 FEET OF THE NE 1/4 OF THE SE 1/4OF THE NW 1/4 IN SECTION 27, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 375 FEET AND LESS THE WEST 20 FEET THEREOF AND LESS ROAD RIGHT OF WAY.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. 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 transpor-

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imed apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711." VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /S/ MARK ELIA Mark C. Elia, Esq. Bar Number: 695734 PHH17487-22/sap

December 20, 27, 2024 24-0266P



Who benefits from legal notices?

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

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



# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



# 202 3. Independent

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



## 4. Verifiable

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



## **Types Of Public Notices**

## Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals

Tax Rates

Proposed Budgets and

School District Reports

Zoning, Annexation and Land Use Changes

## **Commercial Notices**

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

**Government Property** 

Permit and License Applications

## **Court Notices**

Mortgage Foreclosures

Name Changes

**Divorces and Adoptions** 

**Probate Rulings** 

Orders to Appear in Court

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

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

## SUBSEQUENT INSERTIONS

PASCO COUNTY

### --- ACTIONS / SALES ---

### SECOND 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 MAR-RIAGE, 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

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 plead-

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.  $\hat{3}$ , 2025 24-02251P

## SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION 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, JANU ARY 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 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 Nichole 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

A personal representative or curator

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

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

fied under s. 732.2211.

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 FÖREST HILL BOÜLEVARD 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

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse 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 writ-ten 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

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: wnk@gouldcooksey.com Secondary Email: wnk-eservice@gouldcooksev.com December 13, 20, 2024 24-02239P

## SECOND 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) 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 MO-BILE HOME: TITLE NO. 0019241419: VIN NO. F0601075338 and UN-IDENTIFIED 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.

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC

MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653

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

December 13, 20, 2024

24-02245P

### FOURTH 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  $51-20\,l\,3-SC-000845-ES$  in said Court.

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

2019 Mercedes GLC, Gray VIN: WDC0G6EB7KF492285

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

Walter L Sanders PA 3449 Technology Drive Suite 109

North Venice, FL 34275

November 29; December 6, 13, 20, 2024

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

### 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 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-  $6251~6\mathrm{th}$ 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@hachevlawpa.com December 13, 20, 2024 24-02232P

### SECOND 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,

Plaintiff, vs. CONNIE SHIRE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclo-sure 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 PORTFO-LIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MAR-GIE 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 POSSES-SION 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 FLEET-WOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930. Property Address: 5929 ASHEN

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

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

Dated this 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. 0058248 Communication Email: dsalem@raslg.com 24-230601 - NaC December 13, 20, 2024 24-02253P

## 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 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, 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 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; UN-KNOWN TENANT #1 N/K/A LAURA THURLOUGH; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAIN THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendantss. 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 TA-

HITIAN HOMES, UNIT TWO, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 9 AT PAGE 7 OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA

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

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

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

1395-1073B December 13, 20, 2024 24-02262P

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



--- ESTATE ---

SECOND 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 attorney are set forth below.

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

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

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

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

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

### Personal Representative: Karl Stephan James 7723 Mitchell Ranch Road

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

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.: 2022-CA-000958

CASE NO.: 2022-CA-000958 EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff. vs.

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 HOME-OWNERS 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.

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 PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE. 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-LILED 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

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

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

### Nancy Marrs Personal Representative 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
probateteam@mglegalteam.com
December 13, 20, 2024
24-02244P

## SECOND 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 attor-

ney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 DEAT'H IS BARRED.

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 ---

### 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 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

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 25, 2024 in Civil Case No. 2024 CA 000860, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, CHANGE LENDING, LLC DBA CHANGE HOME MORT-GAGE is the Plaintiff, and ANTONIO

RODRIGUEZ; LILLIAN SANTIAGO; UNKNOWN TENANT \*1 N/K/A NIL-DA 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 NORTH-WEST 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,

THENCE WEST, PARAL-LEL 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 SEC-TION 2, 100.0 FEET TO THE POINT OF BEGINNING. BE-ING A PART OF TRACT "A", TY-SON 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 UNRE-CORDED. 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.

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@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 1184-2256B

December 13, 20, 2024 24-02261P

### SECOND INSERTION

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

2022CA0023IICAAXWS 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:

g 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 TWENTYTHREE, 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 Richev, 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

### 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-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

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

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

## SECOND INSERTION

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

DIVISION
Case No.
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:

Orda:

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 Richev, FL 34654; (727) 847-8110 (V) in New Port Richev; (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

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 SECOND 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

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

December 13, 20, 2024 24-02252P

manded 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: Hayley Joyner AS Deputy Clerk PARKER GURLEY PA

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

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Call: (941) 362-4848 or go to: www.businessobserverfl.com



### --- ESTATE ---

PASCO COUNTY

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211.

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

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 ${\bf Curator}$

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: jrivera@hnh-law.com December 13, 20, 2024 24-02237P

### SECOND 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 PAS-CO 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 arc 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 de-mands against decedent's estate must file their claims with this court WITH-IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this

### Notice is 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 sjonas@gulfcoastlegalcenters.com

inew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 December 13, 20, 2024

24-02254P

### SECOND INSERTION

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

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

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

The 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.

### ${\bf Curator:}$ 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 #428Tampa, FL 33647 Telephone: (813) 907-6643 E-Mail: tae@estatelaw.com December 13, 20, 2024 24-02235P

### SECOND INSERTION

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

File Number: 2024CP001718CPAXES 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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. DIA-MOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000

December 13, 20, 2024

SECOND INSERTION

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

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 PAS-CO 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. Walser, Esq. E-mail Addresses: twalser@walserlaw.com, info@walserlaw.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

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is December 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

## SECOND 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 GEOR-GIOS 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

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.

personal representative's attorney are

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

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

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

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

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

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

Personal Representative: JOHN KOLIMBIRIS 680 Washington Ct. Roselle, Illinois 60172

Attorney for Personal Representative: /s/ Stephen R Williams STEPHEN R. WILLIAMS 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

SECOND 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 PA-TRICIA 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 repre-

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

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

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  $\hbox{E-Mail: pleadings@wollinka.com}$ Secondary E-Mail: jamie@wollinka.com December 13, 20, 2024 24-02257P

24-02236W

FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

DATE OF DEATH IS BARRED.

Personal Representative:

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FILE NO. 2024-CP-001780 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 Dade City, FL 33523-3805, File Number 2024-CP-001780. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

December 13, 20, 2024 24-02243P

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

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

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

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

Dade City, FL 33523Attorney 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

## SECOND INSERTION

names and addresses of the personal

THIS NOTICE OR 30 DAYS AFTER

The personal representative has no Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

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

Attorney for Personal Representative:

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@lyonslaw group.comDecember 13, 20, 2024 24-02259P

/S/CHRISTINA KANE

CHRISTINA KANE

Attorney

PROBATE DIVISION File No. 2024-CP-1912 IN RE: ESTATE OF SULJO MUHAREMOVIC Deceased.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

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

the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The representative and the personal repre-

December 13, 20, 2024 24-02256P

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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE. ALL CLAIMS NOT FILED WITHIN

6913 Birdie Lane St. Louis, Missouri 63129