

--- PUBLIC SALES ---

FIRST INSERTION

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Summit View Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 16, 2024
TIME: 10:00 a.m.
LOCATION: 6255 Dupree Lakes Boulevard
Land O' Lakes, Florida 34639

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025").

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed O&M Assessment (including collection costs / early payment discounts). Rows include Single Family-Platted, Single Family-Unplatted, and Unplatted - Boundary Amendment.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments.

For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice.



RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170,190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Summit View Community Development District ("District") prior to June 15, 2024, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT:

- 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget.
3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Dade City and Pasco County at least 60 days prior to the hearing set above.
5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.
6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County.
7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11 TH DAY OF JUNE 2024.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

Jason Greenwood
District Manager

July 5, 12, 2024

24-01198P

FIRST INSERTION

Notice of Organizational Meeting Summit View II Community Development District

The organizational meeting of the Board of Supervisors of the Summit View II Community Development District ("District") will be held on Friday, July 19, 2024 at 10:00 a.m. or immediately after the conclusion of the Summit View Community Development District meeting, whichever is later.

by contacting the offices of the Summit View II District Manager, Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, Attn: Jason Greenwood (jgreenwood@gms-tampa.com) Telephone: (813) 344-4844 ("District Office"), during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical

impairment should contact the District Office at (813) 344-4844 at least three calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

Jason Greenwood
District Manager
July 5, 2024 24-01199P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/30/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 31548 SPOONFLOWER CIR, WESLEY CHAPEL, FL 33545 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

July 5, 2024 24-01206P

FIRST INSERTION

NOTICE OF BOARD MEETING

DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, July 16, 2024, at 6:00 PM at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at dupreelakescdd.org.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
July 5, 2024 24-01201P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that JAS 24 ENTERPRISES, INC., OWNER, desiring to engage in business under the fictitious name of RENT A VAN TAMPA located at 3833 LAJUANA BLVD, WESLEY CHAPEL, FLORIDA 33543 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 5, 2024 24-01212P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Day Trading Levels located at 26246 Wesley Chapel Blvd, Unit #12 in the City of Lutz, Pasco County, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of 07, 2026.
Pivotal Trading Group LLC
July 5, 2024 24-01217P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of OCEAN WAVES DENTISTRY located at 8532 Old CR 54 in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of June, 2024.
Maria Claudia Alvarado LLC
July 5, 2024 24-01218P

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that MARTHA REYES will engage in business under the fictitious name REYES REAL ESTATE SERVICES, with a physical address 32627 Abby Lax Lane Wesley Chapel, FL 33543, with a mailing address 32627 Abby Lax Lane Wesley Chapel, FL 33543, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 5, 2024 24-01213P

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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA... RIVERCHASE UNIT TWO HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MINH NGUYEN, et al. Defendants.

Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

THIRD INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA... FAMILIAR LAW DIVISION CASE NO.: 51-2022-DR-004168-W5 DIVISION: Z1

feris, B.C.S. .. counsel for Judith Celeste Vogt 8138 Massachusetts Avenue. New Port Richey, Florida 34653. eservice l@audreyjefferis.com, on or before July 15, 2024, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Florida 34654, before service on Petitioner or immediately thereafter.

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA... CALIENTE MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. AGUIEUS LLC., A DELAWARE LIMITED LIABILITY COMPANY and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

the surplus from the sale, if any, must file a claim with the Clerk 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.

SECOND INSERTION

NOTICE OF ACTION AGAINST DEFENDANT BEAR CREEK VILLAGE OWNERS ASSOCIATION, INC. IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA... PNC Bank, National Association Plaintiff, vs. Frank Martello, as Successor Trustee of the Patricia A. Martello Trust Agreement Dated September 8, 2022, et al. Defendants.

tions and easement of record. has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY... CASE NO. 2024CA000160CAAXES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE, et al., Defendant.

original with the Clerk of the above-styled Court on or before July 24th, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA... CMG MORTGAGE, INC.; Plaintiff, vs. JOHN A. SWICK; CAROLA KAUSAS-SWICK; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

HUDSON, FL 34669 PASCO has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

SECOND 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. 2023CA003870CAAXES AMERIFUNDS SECURED INCOME FUND II, LLC, Plaintiff, vs. BETTY L CONLEY, et al., Defendant.

Subdivision of Trilby, less South 11 feet and lying adjacent to West side of ACL Railroad; ALSO, begin on the South side of Oak Street 90 feet Westerly from the corner of Oak Street and Railroad Ave, thence Southwesterly on the South side of Oak Street 70 feet, thence Southeasterly at right angles to Oak Street 311 feet, thence Northeasterly parallel with Oak Street 70 feet to the West line of Bankston's Subdivision, as per map or plat thereof recorded in Plat Book 2, Page 20, Public Records of Pasco County, Florida, thence Northwesterly on West line of said Subdivision 311 feet to point of beginning, all lying and being in Section 27, Township 23 South, Range 21 East.

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION... File No. 2024-CP-000924 IN RE: ESTATE OF MICHAEL THOMAS KLOSICKI, JR. Deceased.

of Michael Thomas Klosicki, Jr., deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was July 10, 2023; that the total value of the estate is \$7,500.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Emma A. Klosicki 21350 Preservation Drive Land O' Lakes, FL 34638

SECOND INSERTION

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME

PERIOD, 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 June 28, 2024. Attorney/ Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 June 28; July 5, 2024 24-01178P

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