

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of The Verandahs Community Development District

The Board of Supervisors (the "Board") of The Verandahs Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 6, 2024, at 6:30 p.m. at The Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, FL 34669.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <http://theverandahsccd.org>, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <http://theverandahsccd.org>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Sean Craft
District Manager
July 12, 2024 24-01241P

FIRST INSERTION

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Terra Bella Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 6, 2024
TIME: 6:00 p.m.
LOCATION: Terra Bella Community Pool
2266 Via Bella Blvd.
Land O' Lakes, FL 34639

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Jason Greenwood, Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.wynnmerwestd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 Manager's Office.

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

Jason Greenwood
District Manager
July 12, 2024 24-01235P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Long Lake Reserve Community Development District

The Board of Supervisors (the "Board") of the Long Lake Reserve Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2024, at 6:00 p.m. at the Long Lake Reserve Recreation Center, 19617 Breyntia Drive, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Sean Craft
District Manager
July 12, 2024 24-01240P

FIRST INSERTION

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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 Preserve at South Branch Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

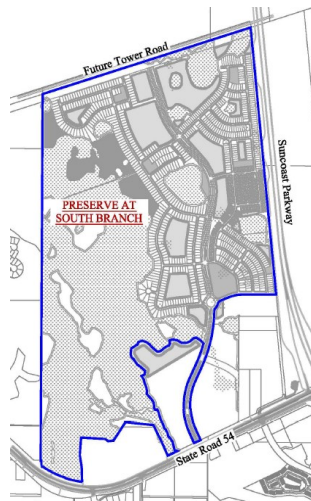
Date: August 6, 2024
Time: 6:00 p.m.
Location: SpringHill Suites Tampa Suncoast Parkway
16615 Crosspointe Run
Land O' Lakes, FL 34638

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 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome	248	0.4	\$541
40' Single Family	375	0.8	\$1,082
50' Single Family	409	1.0	\$1,352
60' Single Family	1	1.2	\$1,623



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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on developed property within the District and to directly collect assessments on the remaining assessable property by sending out a bill prior to or during November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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, Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746; Tel: 321-263-0132 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

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

July 12, 2024 24-01243P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 11.70 acres to serve the Road project known as Pasco Town Center McKendree Road 1st Extension. The project is located in Pasco County, Section(s) 8, 9, 16, 17, Township 25 South, Range 20 E. The permit applicant is Double Branch Dev, Inc., 56 Stamford Street, #301, Asheville, NC 28803. The Permit No. is 43046713.005.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

July 12, 2024 24-01250P

FIRST INSERTION

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

CASE NO.: 2023CA001952

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL1, Plaintiff, VS. ROSEMARY GMITTER; 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 June 25, 2024 in Civil Case No. 2023CA001952, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL1 is the Plaintiff, and ROSEMARY GMITTER; 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 August 14, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 7, MICKEVICH SUBDIVI-

SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 143, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH DOUBLE-WIDE MOBILE HOME VIN NUMBERS N13371A AND N13371B

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 3rd day of July, 2024.
By: John J. Cullaro Jr.
2024.07.03
12:52:45-04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1012-3691B
July 12, 19, 2024 24-01227P

--- PUBLIC SALES ---

FIRST INSERTION

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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 Deerbrook Community Development District ("District") will hold the following two public hearings and a regular meeting on August 13, 2024, at 9:00 a.m., and at Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment ⁽¹⁾
Platted & Sold Single Family 40'	199	1.00	\$1,472.54
Single Family 50'	155	1.00	\$1,472.54
Single Family 60'	56	1.00	\$1,472.54

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2024/2025, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be

funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 Ph: (813) 533-2950 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager
July 12, 2024
24-01254P

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 51-2024-DR-002712-WS
Division: F

IN RE THE MARRIAGE OF:

GARY L. TUCKER,
Petitioner, and
JOYCE LEA TUCKER,
Respondent

TO: Joyce Lea Tucker
YOU ARE NOTIFIED that an action for PETITION FOR DISSOLUTION OF MARRIAGE, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Russell G. Marlowe, Esq., of Russell G. Marlowe PA, Former Wife's attorney, whose address is 8520 Government Drive, Suite 2, New Port Richey, Florida 34654, on or before 8/12/24, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Former Wife'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 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 the 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.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED this 9 day of July, 2024. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Melanie Gray Deputy Clerk

July 12, 19, 26; Aug. 2, 2024
24-01259P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 07/27/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 8705 NEW YORK AVE HUDSON, FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

- 1B9CS4526XP275955 1999 BMWI
- 1FMPU17535LA35191 2005 FORD
- 1FTRX18W23NA87022 2003 FORD
- 1G1JB5CG9D4165512 2013 CHEV
- 1GTWC80H6ER502725 1984 GMC
- 2B3CA8CT2AH281375 2010 DODGE
- 3FADP4EJ2CM215473 2012 FORD
- 3GCCE23029G110027 2009 CHEV
- 3VWDP7AJ8CM068817 2012 VOLK
- 5TDKK3DC7ES419282 2014 TOYT
- 5UXFB53534LV03971 2004 BMW
- BIYH82CVE595 1995 BIY
- JKAKZHG1CA000786 1982 KAWK

July 12, 2024
24-01268P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that SENSSCORE DIGITAL INC., desiring to engage in business under the fictitious name of Athletes' Cloud located at 6013 Wesley Grove Blvd., Suite 202, in the County of Pasco, City of Wesley Chapel, Florida 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Section 865.09 of the Florida Statutes.

Dated at Wesley Chapel, Florida, this 5th day of July, 2024.
July 12, 2024
24-01252P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 07/30/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. KMHLR4AF9PU467378 2023 HYUN

July 12, 2024
24-01236P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP000641CPAXES
Division probate
IN RE: ESTATE OF PENNY LA VON LUMPKIN
Deceased.

The administration of the estate of PENNY LA VON LUMPKIN, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 July 12, 2024.

Personal Representative:
KENNY LAMAR LUMPKIN
5196 Pond View Dr
Jacksonville, FL 32258
Attorney for Personal Representative:
David R. McCallister
E-mail Addresses:
DavidMcCallister@hotmail.com
Florida Bar No. 724637
David R. McCallister,
Attorney at Law
13742 17th St.
Dade City, Florida 33525
Telephone: (813) 973-4319
July 12, 19, 2024
24-01266P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
Case No. 2024CP000832CPAXWS
IN RE: ESTATE OF NADIA P. BLATZONIS,
Deceased.

The administration of the estate of NADIA P. BLATZONIS, Deceased, Case No. 2024-CP-000832-CPAXWS, is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit 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 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 who have claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO 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 JULY 12, 2024.

Personal Representative:
Efthimios Blatzonis
c/o George G. Pappas, Esq.
Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
FBN 109312
1822 North Belcher Road,
Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
george@pappaspa.com
admin@pappaspa.com
paralegal@pappaspa.com
July 12, 19, 2024
24-01232P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-000991CPAXWS
Division:
HON. JAMES R. STEARNS
IN RE: ESTATE OF CHRISTOPHER BRIAN WHITTAKER
Deceased.

The administration of the estate of CHRISTOPHER BRIAN WHITTAKER, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 12, 2024.
Personal Representative:
CRYSTAL GANGLER
311 BRADLEYVILLE ROAD
FAIRGROVE, Michigan 48733
Attorney for Personal Representative:
Melinda L. Budzynski
Attorney
Florida Bar Number: 97831
11256 Boyette Rd.
Riverview, FL 33569
Telephone: (813) 850-0025
Fax: (813) 850-0040
E-Mail: mindy@summerfieldlaw.com
July 12, 19, 2024
24-01249P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
Case No: 23-CP-000516
IN RE: ESTATE OF SHELLEY LOCKRIDGE
Deceased.

The administration of the estate of SHELLEY LOCKRIDGE, deceased, Case No: 23-CP000516 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, 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 the 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 EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is July 12, 2024.

/s/ Dakota Bailey
DAKOTA BAILEY
/s/ Derek T. Matthews
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992
KAITLYN N. NORRIS, ESQUIRE
Fla. Bar No.: 1044518
DAVID H. PAGE, ESQUIRE
Fla. Bar No. 1049323
DANIEL A. ALVAREZ, ESQUIRE (of counsel)
Fla. Bar No: 54475
MATTHEWS LAW & ASSOCIATES, P.A.
1091 East Brandon Blvd.
Brandon, Florida 33511
813-588-5305
Email:
dmatthews@matthewslawpa.com and
denise@matthewslawpa.com
Attorneys for Personal Representative
July 12, 19, 2024
24-01239P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.: 2024-CP-000471
IN RE: The Estate of TIMOTHY A. BERNHARDT,
Deceased.

The administration of the estate of TIMOTHY A. BERNHARDT, deceased, whose date of death was 02/23/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) 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 STATUTES WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 12, 2024.

ROGER D. BERNHARDT-PR
17 Orchard Ln.,
St. Charles, MI 63303
636-627-9736
BEVERLY J. PREPEJCHAL-PR
813 Holland Rd.,
Metamora, IL 61548
309-696-5756
PATRICIA L. JOHNSON - PR
303 S. Elm St.,
Oconomowoc, WI 53066
262-510-5757
SPEIGEL LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991; Fax (727) 221-7066
email: SSpiegel@SpiegelLawOffice.com
SHONTANE SPEIGEL, Esq.
FBN: 1000376
July 12, 19, 2024
24-01233P

FIRST INSERTION

NOTICE TO CREDITORS RE: THELMA C. NAMISLO,

Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled THELMA NAMISLO LIVING TRUST Dated DECEMBER 12, 2018 as Amended May 17, 2022.

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this notice is July 12, 2024.

ELAINE CARLISLE, Trustee
PO Box 671, Brooksville, FL 34605
(352) 444-0472
July 12, 19, 2024
24-01231P

OFFICIAL COURTHOUSE WEBSITES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Copperspring Community Development District

The Board of Supervisors (the "Board") of the Copperspring Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 13, 2024, at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.copperspringcdd.org, or may be obtained by contacting the District Manager's office via email at SCraft@rizzetta.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 2 columns: Item, Amount. Total O&M Budget \$516,115.00, Collection Costs @ 2.0% \$ 10,981.17, Early Payment Discount @ 4.0% \$ 21,962.34, Total O&M Assessment \$549,058.51

Table with 3 columns: Lot Size, Units, O&M Per Lot. Platted Single Family 45' 241 \$1,258.73, Platted Single Family 55' 160 \$1,535.65

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

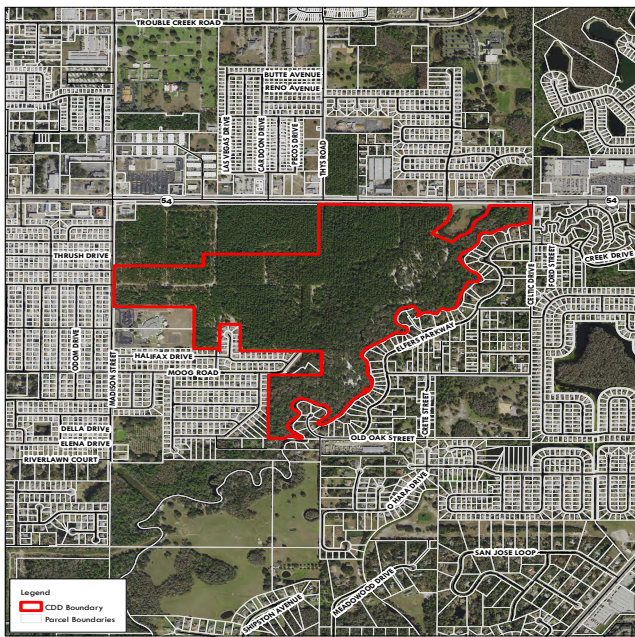
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may

participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Sean Craft District Manager



Clearview Land Design, P.L. Coppersprings CDD Aerial Site Plan July 12, 2024 24-01244P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 65.80 acres to serve the Residential project known as Magnolia Island Phases 1A & 1B. The project is located in Pasco County, Section(s) 13, 24, Township 25 South, Range 20 E. The permit applicant is Homes by Westbay, LLC, 4065 Crescent Park Dr, Riverview, FL 33578. The Permit No. is 43045478.003.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing. July 12, 2024 24-01253P

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 Fresh Start Lemonade located at 1900 Kenosha Dr in the City of New Port Richey, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of July, 2024. Cassidy Harrison July 12, 2024 24-01238P

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 Trinity Cabinet Painting located at 6236 Central Avenue 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 9th day of July, 2024. William Harris July 12, 2024 24-01248P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Connerton East Community Development District

The Board of Supervisors (the "Board") of the Connerton East Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 13, 2024, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.connertoneastcdd.org, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 2 columns: Item, Amount. Total O&M Budget \$1,179,999.00, Collection Costs @ 2.0% \$ 25,106.36, Early Payment Discount @ 4.0% \$ 50,212.72, Total O&M Assessment \$1,255,318.09

Table with 3 columns: Lot Size, Units, O&M Per Lot. Village 3B - Townhomes 22' 100 \$617.53, Platted Parcel 219 - Townhomes 22' 104 \$617.53, Platted Parcel 219 - Villa 42.5' 104 \$1,192.95, Parcel 4.1 Single Family 40' 63 \$1,122.78, Parcel 4.1 Single Family 50' 73 \$1,403.47, Parcel 4.1 Single Family 60' 41 \$1,684.16, Parcel 3A-1 Single Family 40' 60 \$1,122.78, Parcel 3A-1 Single Family 50' 81 \$1,403.47, Parcel 3A-1 Single Family 60' 56 \$1,684.16, Parcel 4.2 Single Family 40' 96 \$1,122.78, Parcel 4.2 Single Family 50' 112 \$1,403.47, Parcel 4.2 Single Family 60' 83 \$1,684.16

Table with 3 columns: Lot Size, Units, O&M Per Lot. Unplatted Parcel 3A-2/3 & 3C Single Family 40' 125 \$59.40, Parcel 3A-2/3 & 3C Single Family 50' 265 \$74.25, Parcel 3A-2 Single Family 60' 30 \$89.10, Parcel 3C - Townhomes 104 \$32.67, Parcel 4 Single Family 40' 263 \$59.40, Parcel 4 Single Family 50' 243 \$74.25, Parcel 4 Single Family 60' 104 \$89.10, Parcel 4 - Villas 42.5' 108 \$63.11

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within

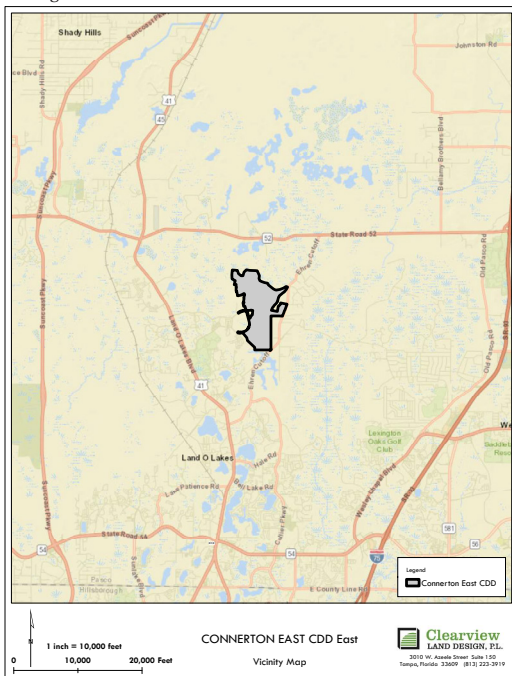
the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Debby Wallace District Manager



Connerton East CDD East July 12, 2024 24-01251P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Mitchell Ranch Community Development District

The Board of Supervisors (the "Board") of the Mitchell Ranch Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 13, 2024, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.mitchellranchcdd.org, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Debby Wallace District Manager July 12, 19, 2024 24-01262P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2024-CP-001153-WS In Re The Estate Of: EULALIA COOPER, Deceased

The administration of the estate of EULALIA COOPER, deceased, whose date of death was January 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent,

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is July 12, 2024. ERIC A. COOPER - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 July 12, 19, 2024 24-01255P

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 2021CA002235CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILIAN ANN LEIGH A/K/A LILLIAN A. LEIGH, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2024, and entered in 2021CA002235CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILIAN ANN LEIGH A/K/A LILLIAN A. LEIGH, DECEASED; GARRY PAUL SOLOMON; DAVID MARK SOLOMON; DANIEL RAY SOLOMON; LAURA LOUISE SOLOMON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 August 05, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 1542, REGENCY PARK UNIT 10, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK

15, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 7834 STAR-LITE DRIVE, PORT RICHEY, FL 34668

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

IMPORTANT

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

Dated this 9 day of July, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-012303 - NaC July 12, 19, 2024 24-01261P

FIRST INSERTION

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

CASE NO.: 51-2024-CA-001511 WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KAREN JEAN LEASURE AKA KAREN J. LEASURE, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KAREN JEAN LEASURE AKA KAREN LEASURE AKA KAREN J. LEASURE, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 1073, LESS THE WEST-2 FEET THEREOF, IN FOREST HILLS, UNIT TWENTY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 51 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5724 MOSAIC DR HOLIDAY FL 34690

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-

tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before August 12th, 2024

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 3rd day of July, 2024.

(SEAL) Clerk of the Circuit Court By: Haley Joyner Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 24-008141 July 12, 19, 2024 24-01226P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 2024CA000917CAAXWS WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1, Plaintiff, vs. MIKHAIL SEREDA A/K/A MIKAIL SEREDA; MARIYA SEREDA, ET AL. Defendants**

To the following Defendant(s): MARIYA SEREDA (CURRENT RESIDENCE UNKNOWN) Last Known Address: 2707 WOOD POINTE DRIVE, HOLIDAY, FL 34691

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 324, KEY VISTA, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES(S) 102 THROUGH 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 2707 WOOD POINTE DR, HOLIDAY FL 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq., at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 8/12/24 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. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 9 day of July, 2024. Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT (SEAL) By: M. Gray Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19317-23/cam July 12, 19, 2024 24-01263P

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Lakes Community Development District

The Board of Supervisors (the "Board") of the Zephyr Lakes Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2024, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.zephyrlakesccd.org, or may be obtained by contacting the District Manager's office via email at heather@breezehome.com or via phone at (813)565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	54	0.45	\$629.34	\$33,984	\$669.51	\$36,153
40'	70	0.80	\$1,118.82	\$78,317	\$1,190.23	\$83,316
50'	464	1.00	\$1,398.52	\$648,913	\$1,487.79	\$690,335
Total	588			\$761,215		\$809,805

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

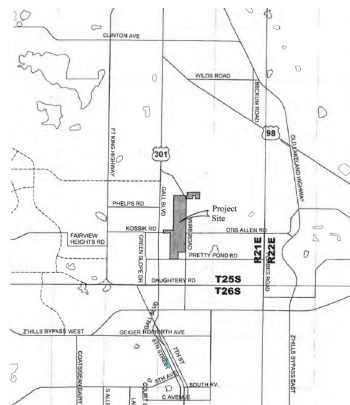
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley District Manager



--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Mirada II Community Development District

The Board of Supervisors (the "Board") of the Mirada II Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2024, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.Mirada2ccd.org, or may be obtained by contacting the District Manager's office via email at heather@breezehome.com or via phone at (813)565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Amt
27' (TH)	132	0.54	\$899.89	\$118,785	\$957.33	\$126,367
28' (TH)	355	0.56	\$933.22	\$331,293	\$992.79	\$352,439
35'	30	0.70	\$1,166.52	\$34,996	\$1,240.98	\$37,229
40'	200	0.80	\$1,333.17	\$266,634	\$1,418.27	\$283,653
50'	347	1.00	\$1,666.46	\$578,262	\$1,772.83	\$615,172
60'	262	1.20	\$1,999.75	\$523,935	\$2,127.40	\$557,378
Total	1326			\$1,853,905		\$1,972,239

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

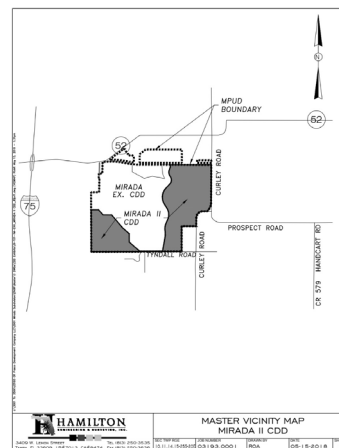
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley District Manager



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT, IN AND FOR
PASCO, FLORIDA.**CASE NO. 2024CA000858CAAXWS**
SUN WEST MORTGAGE
COMPANY, INC.,**Plaintiff, vs.**
ANTHONY L. GLASSER AKA
ANTHONY LOUIS GLASSER, et al.,
DefendantsTO:
UNKNOWN SPOUSE OF ANTHONY
L. GLASSER AKA ANTHONY LOUIS
GLASSER6708 MEDLAR DR, NEW PORT
RICHEY, FL 346531205 21ST ST NE, CANTON, OH 44714
14013 BLUEGILL LN, HUDSON, FL
3466918002 HANNA RD, LUTZ, FL 33549
18010 HANNA RD, LUTZ, FL 33549
337 MONTROSE AVE NW, CANTON,
OH 447084030 SW 168TH CIR, OCALA, FL
34481AND TO: All persons claiming an in-
terest by, through, under, or against the
aforesaid Defendant(s).YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following described property
located in Pasco County, Florida:LOT 3, BLOCK 8, RICHEY
LAKES UNIT ONE, A SUBDI-
VISION ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 4, PAGE 100,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.has been filed against you, and you are
required to serve a copy of your writ-ten defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite
700, 100 West Cypress Creek Road,
Fort Lauderdale, FL 33309, and file the
original with the Clerk within 30 days
after the first publication of this notice
in Business Observer, on or before AU-
GUST 12TH, 2024 otherwise a default
and a judgment may be entered against
you for the relief demanded in the Com-
plaint.

IMPORTANT

In accordance with the Americans
with Disabilities Act, persons needing
a reasonable accommodation to partici-
pate in this proceeding should, no
later than seven (7) days prior, contact
the Clerk of the Court's disability coordi-
nator at PUBLIC INFORMATION
DEPARTMENT, PASCO COUNTY
GOVERNMENT CENTER, 7530
LITTLE ROAD, NEW PORT RICHEY,
FL 34654, 727-847-8110. If hear-
ing or voice impaired, contact (TDD)
(800)955-8771 via Florida Relay Sys-
tem.WITNESS MY HAND AND SEAL
OF SAID COURT on this July 9, 2024.Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:

Hayley Joyner

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(23-000590-02)

July 12, 19, 2024 24-01264P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDACIVIL DIVISION
Case #: 2023CA004278CAAXES
DIVISION: 11C**Swain & Schwartz, LLC FKA**
Swain & Schwartz Partnership LLP
Plaintiff, vs.-
DJGE Enterprises, Inc.; Suncoast
Old Dixie Properties Inc.; Joena
Ebarle; Don Totten
Defendant(s).NOTICE IS HEREBY GIVEN
pursuant to order rescheduling
foreclosure sale or Final Judgment,
entered in Civil Case No.
2023CA004278CAAXES of the
Circuit Court of the 6th Judicial
Circuit in and for Pasco County,
Florida, wherein Swain & Schwartz,
LLC FKA Swain & Schwartz
Partnership LLP, Plaintiff and DJGE
Enterprises, Inc. are defendant(s), I,
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 July 16, 2024,
the following described property as set
forth in said Final Judgment, to-wit:PARCEL 1:
THAT PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 34, TOWNSHIP 24
SOUTH, RANGE 21 EAST, LY-
ING WEST OF THE FORT
KING HIGHWAY; AND LESS
AND EXCEPT THE WEST 50
FEET THEREOF; AND LESS
AND EXCEPT THE FOLLOW-
ING; BEGINNING AT THE
SW CORNER OF THE SW 1/4
OF THE NW 1/4, RUN NORTH
379.15 FEET, THENCE S 74° E,
1375.56 FEET, MORE OR LESS,
TO THE SE CORNER OF SAID
SW 1/4 OF NW 1/4, THENCE
WEST TO THE POINT OF BE-
GINNING, LESS AND EXCEPT
THAT PART OF THE ABOVE
DESCRIBED PROPERTY LY-
ING NORTH AND WEST OF
THE SAN ANTONIO ROAD,
PASCO COUNTY, FLORIDA.
AND LESS AND EXCEPT
THE FOLLOWING: COM-
MENCE AT THE SE CORNEROF THE SW 1/4 OF THE NW
1/4 OF SECTION 34, TOWN-
SHIP 24 SOUTH, RANGE 21
EAST, PASCO COUNTY, FLOR-
IDA, THENCE N 74°00'00"
W. TO THE WEST RIGHT
OF WAY LINE OF FORT
KING ROAD FOR A POINT
OF BEGINNING; THENCE
N 74°00'00" W, 215.00 FEET,
THENCE NORTH 210.00
FEET, THENCE EAST TO THE
WEST RIGHT OF WAY LINE
OF FORT KING HIGHWAY,
THENCE SOUTH ALONG
SAID RIGHT OF WAY LINE TO
THE POINT OF BEGINNING.
PARCEL 2:
LOTS 8, 9, 10, 11, 12, AND 13,
BLOCK E, GULF SIDE ACRES
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
5, PAGE 118, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, 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 be-
fore your scheduled court appearance,
or immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.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
23-328789 FCO1 949
July 12, 19, 2024 24-01230P

FIRST INSERTION

AMENDED NOTICE OF
FORECLOSURE SALE
(Amended to include Pasco County
Clerk and ADA information)IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDACIVIL DIVISION
CASE NO. 2024-CC-003107
GOLD ROCK INC., A FLORIDA
CORPORATION
PLAINTIFF, VS.
HTN TRUST INC., A FLORIDA
CORPORATION
DEFENDANT(S)NOTICE IS HEREBY GIVEN pursuant
to the Default Final Judgment of Fore-
closure dated July 3, 2024 and entered
in 24-CC-003107 of the County Court
of the Sixth Judicial Circuit in and for
Pasco County, wherein Gold Rock Inc.,
is the Plaintiff and HTN Trust Inc. is the
Defendant. Nikki Alvarez-Sowles as the
Clerk of the Court will sell to the high-
est and best bidder for cash at www.
pasco.realforeclose.com, at 11:00 am on
August 1, 2024, the following described
property as set forth in said Default Fi-
nal Judgment of Foreclosure, to wit:LOT 48, CARPENTER'S RUN
PHASE III, according to the Plat
thereof as recorded in Plat Book
27, Pages 116 through 118, Public
Records of Pasco County Florida.Property Address: 1805 Candle-
stick Court, Lutz, FL 33549Any 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 ac-
cordance with Florida Statute, Section
45.031.AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability 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 County
Risk Management Office, 7536 State
Street, New Port Richey, FL 34654,
(727) 847-8028 (V) at least 7 days be-
fore your scheduled court appearance,
or immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.

Dated July 9, 2024

/s/ Kimberly Garno
Kimberly L. Garno, Esq.
Florida Bar # 84538
9104 Brindlewood Dr
Odessa, FL 33556
E-Service: kimberlygarno@gmail.com
July 12, 19, 2024 24-01256P

FIRST INSERTION

NOTICE OF
FORECLOSURE SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
THE STATE OFFLORIDA, IN AND FOR
PASCO COUNTY
COUNTY CIVIL DIVISION**Case No. 2024-CC-1455****THE ESTATES AND RESERVE**
OF BEACON WOODS PROPERTY
OWNERS ASSOCIATION,
INC., a Florida non-profit
corporation
Plaintiff, vs.
DONALD R. MILLER; YANQING
DU; SCOTT MILLER. KATRINA
TRINGAS; UNKNOWN TENANT
#1; UNKNOWN TENANT #2
Defendants.NOTICE IS HEREBY GIVEN
pursuant to the Amended Default
Final Judgment of Foreclosure dated
July 9, 2024 and entered in 24-
CC-001455 of the County Court of
the Sixth Judicial Circuit in and for
Pasco County, wherein The Estates
and Reserve of Beacon Woods
Property Owners Association, Inc.,
is the Plaintiff and Donal Miller,
Yanqing Du, Scott Miller, and
Katrina Tringas as the Defendants.
Nikki Alvarez-Sowles as the Clerk
of the Court will sell to the highest
and best bidder for cash at www.
pasco.realforeclose.com, at 11:00 am
on August 6, 2024, the following
described property as set forth in
said Default Final Judgment of
Foreclosure, to wit:

Lot 25, The Reserve, according

to the plat thereof as recorded
in Plat Book 31, Pages 141-142,
Public Records of Pasco County,
Florida.Property Address: 13941 Tal-
mage Loop, Hudson, FL 34667.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 ac-
cordance with Florida Statute, Section
45.031.AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability 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 County
Risk Management Office, 7536 State
Street, New Port Richey, FL 34654,
(727) 847-8028 (V) at least 7 days be-
fore your scheduled court appearance,
or immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.

Dated July 9, 2024

/s/ Kimberly Garno
Kimberly L. Garno Esq., FBN 84538
TERRA LAW FIRM, P.A.
14910 Winding Creek Court
Tampa, FL 33613
Telephone: (813) 280-8525
Facsimile: (813) 280-8524
Email: kgarno@terralawfirm.com
July 12, 19, 2024 24-01267P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
PASCO COUNTY, CIVIL DIVISION**CASE NO.: 2024-CA-000719**
CMG MORTGAGE, INC.,
Plaintiff,**vs.**
BOBBY R. ROBINSON; SUNCOAST
CREDIT UNION; SUNSET
PARK AREA HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT #1 N/K/A JEFF SHANKS;
ANY AND ALL UNKNOWN
PARTIE(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEEES, OR
OTHER CLAIMANTS
Defendants.NOTICE OF SALE IS HEREBY GIVEN
pursuant to the Uniform Final Judg-
ment of Foreclosure entered on June
26, 2024, in Case No. 2024-CA-000719
of the Circuit Court of the Sixth Judicial
Circuit, in and for Pasco County, Flori-
da, wherein CMG MORTGAGE, INC.
is Plaintiff, and BOBBY R. ROBINSON,
SUNCOAST CREDIT UNION,
SUNSET PARK AREA HOMEOWNERS
ASSOCIATION, INC., AND UN-
KNOWN TENANT #1 N/K/A JEFF
SHANKS are Defendants, the Office
of Nikki Alvarez-Sowles, Esq., Pasco
County Clerk of the Court, will sell to
the highest and best bidder for cash
wherein bidding begins at 11:00 a.m.
on www.pasco.realforeclose.com, on the
26th day of August 2024, in accordance
with Section 45.031(10), Florida Stat-
utes, the following described property
as set forth in said Final Judgment, to
wit:LOT 14, EXCEPT THE NORTH
1/3 THEREOF, AND ALL OF
LOTS 16, 18, 20, 22 AND 24,
BLOCK 2, ZEPHYRHILLS FIRST
ADDITION, (COMMONLY
KNOWN AS SUNSET PARK), ASUBDIVISION ACCORDING TO
THE PLAT THEREOF RECORDED
IN PLAT BOOK 1, PAGE 58,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.Also known as 4652 5th St, Zeph-
yrhills, FL 33542.together with all existing or subse-
quently erected or affixed buildings,
improvements and fixtures.Any person claiming an interest in the
surplus funds from the sale, if any,
other than the property owner as of the
date of the lis pendens, must file a claim
within sixty (60) days after the sale.IF YOU ARE A PERSON WITH A
DISABILITY WHO NEEDS ACCO-
MODATION TO PARTICIPATE
IN THIS PROCEEDING, YOU ARE
ENTITLED, AT NO COST TO YOU,
TO THE PROVISION OF CERTAIN
ASSISTANCE. CONTACT EITHER
THE PASCO COUNTY CUSTOMER
SERVICE CENTER, 8731 CITI-
ZENS DRIVE, NEW PORT RICHEY,
FL 34654, (727) 847-2411 (V), OR
THE PASCO COUNTY RISK MAN-
AGEMENT OFFICE, 7536 STATE
STREET, NEW PORT RICHEY,
FL 34654, (727) 847-8028 (V), AT
LEAST SEVEN DAYS BEFORE
YOUR SCHEDULED COURT AP-
PEARANCE, OR IMMEDIATELY
UPON RECEIVING THIS NOTIFI-
CATION IF THE TIME BEFORE
THE SCHEDULED APPEARANCE
IS FEWER THAN SEVEN DAYS. IF
YOU ARE HEARING OR VOICE IM-
PAIRED, CALL 711.Dated this 27th day of June 2024
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur,
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 12, 19, 2024 24-01246P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA**CASE NO.: 2024 CA 001617****SEATTLE BANK,****Plaintiff, vs.****UNKNOWN HEIRS,**
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF JAMES SYKES,
DECEASED; et al.,
Defendant(s).TO: Unknown Heirs, Beneficiaries,
Devisees, Surviving Spouse, Grantees,
Assignee, Lienors, Creditors, Trustees,
And All Other Parties Claiming An In-
terest By, Through, Under, Or Against
The Estate Of James Sykes, Deceased
Last Known Residence: UnknownYOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in PASCO County, Florida:LOT 258, HOLIDAY HILL,
UNIT SEVEN AS RECORDED
IN PLAT BOOK 10, PAGE 21,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDAhas been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 5300West Atlantic Avenue Suite 303 Delray
Beach, FL 33484, on or before August
12th, 2024, 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 de-
manded in the complaint or petition.If you are a person with a disabili-
ty 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 the Public Information
Dept., Pasco County Government Cen-
ter, 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 noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing impaired call 711. The
court does not provide transportation
and cannot accommodate for this ser-
vice. Persons with disabilities needing
transportation to court should contact
their local public transportation provi-
ders for information regarding transpor-
tation services.

Dated on July 10th, 2024.

As Clerk of the Court

By: Haley Joyner

As Deputy Clerk

1395-1142B

Ref# 8504

July 12, 19, 2024 24-01265P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA**CASE NO.: 2017-CA-000048****ROUNDPOINT MORTGAGE**
SERVICING CORPORATION,
Plaintiff,**vs.****JORGE L. CASTRO, et al.,**
Defendants.NOTICE is hereby given that Nikki
Alvarez-Sowles, Esq., Clerk of the Cir-
cuit Court of Pasco County, Florida, will
on August 6, 2024, at 11:00 a.m. ET, via
the online auction site at www.pasco.
realforeclose.com in accordance with
Chapter 45, F.S., offer for sale and sell to
the highest and best bidder for cash, the
following described property situated in
Pasco County, Florida, to wit:Lot 403, OAK CREEK PHASE
THREE, according to the Plat
thereof as recorded in Plat Book
65, Pages 85 through 96, inclusive,
Public Records of Pasco County,
Florida.Property Address: 6435 Sparkling
Way, Wesley Chapel, FL 33545pursuant to the Final Judgment of
Foreclosure entered in a case pending
in said Court, the style and case number
of which is set forth above.Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the Lis Pendens must file a claim
before the clerk reports the surplus as
unclaimed.If the sale is set aside for any reason,
the Purchaser at the sale shall be enti-
tled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee or the Mortgagee's attorney.If you are a person with a disabili-
ty 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 County
Risk Management Office, 7536 State
Street, New Port Richey, FL 34654,
(727) 847-8028 (V) at least 7 days be-
fore your scheduled court appearance,
or immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired,
call 711.

SUBMITTED on this 8th day of July,

2024.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

July 12, 19, 2024 24-01245P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDAGENERAL JURISDICTION
DIVISION**CASE NO. 2021CA001868CAAXWS****BANK OF AMERICA, N.A.,****Plaintiff, vs.****JAMES BRUECKNER, AS**
NOMINATED PERSONAL
REPRESENTATIVE IN THE
ESTATE OF JOANNE SMITH,
DECEASED, et al.
Defendant(s).NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclo-
sure dated August 03, 2023, and Final
Judgment of Re-foreclosure and Ter-
mination of Redemption Rights dated
June 27, 2024, and entered in 2021CA-
001868CAAXWS of the Circuit Court
of the Sixth Judicial Circuit in and for
Pasco County, Florida, wherein BANK
OF AMERICA, N.A. is the Plaintiff
and JAMES BRUECKNER, AS NOMI-
NATED PERSONAL REPRESENTA-
TIVE IN THE ESTATE OF JOANNE
SMITH, DECEASED; JAMES
BRUECKNER; IBIS HOMEOWNERS
ASSOCIATION, INC.; BRETTINA
ADAMS; CHERYL WHITTEN; KIM-
BERLY TROMLEY; UNITED STATES
OF AMERICA - DEPARTMENT OF
TREASURY, INTERNAL REVENUE
SERVICE; BARCLAYS BANK DELA-
WARE 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 Au-
gust 01, 2024, the following described
property as set forth in said Final Judg-
ment, to wit:LOT 9, IBIS SUBDIVISION, AC-
CORDING TO MAP OR PLAT
THEREOF, RECORDED IN
PLAT BOOK 37, PAGES 113 AND
114, OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.Property Address: 3040 SHEP-
PARD'S CROOK CT., HOLIDAY,
FL 34691Any 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 ac-
cordance 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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,
FL 34654; Phone: 727.847.2411 (voice)
in New Port Richey, 727.847.8028
(voice) in Dade City, Or 711 for the hear-
ing impaired. Contact should be initi-
ated at least seven days before the sched-
uled 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 ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

Dated this 9 day of July, 2024.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Mirada Community Development District

The Board of Supervisors (the "Board") of the Mirada Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2024, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.miradacdd.org, or may be obtained by contacting the District Manager's office via email at heather@breezehome.com or via phone at (813)565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	Units	Assigned ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
TH (Lagoon)	300	0.48	\$781	\$234,339	\$831	\$249,296
35' (Lagoon)	142	0.70	\$1,139	\$161,759	\$1,212	\$172,084
TH (23')	110	0.46	\$749	\$82,344	\$796	\$87,600
35'	118	0.70	\$1,139	\$134,419	\$1,212	\$142,999
40'	123	0.80	\$1,302	\$160,131	\$1,385	\$170,352
50'	152	1.00	\$1,627	\$247,357	\$1,731	\$263,146
60'	209	1.20	\$1,953	\$408,140	\$2,077	\$434,191
TH (27') (AA-Ph 1)	154	0.60	\$976	\$150,367	\$1,039	\$159,965
50' (AA - Ph1)	133	1.00	\$1,627	\$216,438	\$1,731	\$230,253
60' (AA - Ph1)	67	1.20	\$1,953	\$130,839	\$2,077	\$139,190
TH (27') AA - Ph 2	226	0.60	\$976	\$220,669	\$1,038.73	\$234,754
50' (AA - Ph2)	219	1.00	\$1,627	\$356,390	\$1,731.22	\$379,138
60' (AA - Ph2)	89	1.20	\$1,953	\$173,801	\$2,077	\$184,895
Total	2042			\$2,676,992		\$2,847,864

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

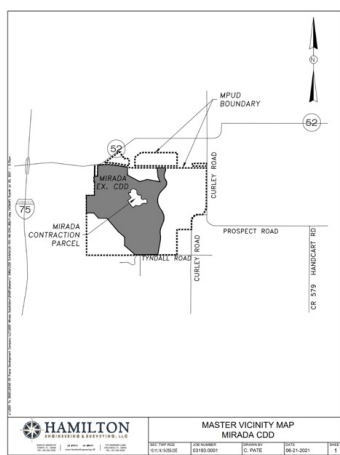
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley
District Manager



July 12, 2024

24-01271P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000952
IN RE: ESTATE OF
KENNETH ANDREW SCHAEFFER,
Deceased.**

The administration of the estate of KENNETH ANDREW SCHAEFFER, deceased, whose date of death was March 21, 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 de-

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

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

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

The date of first publication of this notice is: July 12, 2024.

**Robert D. Hines
Curator**

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

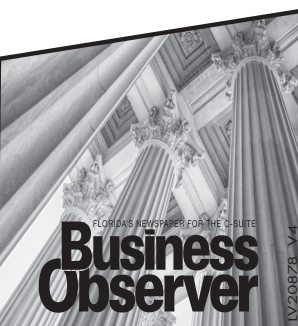
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrvera@hnh-law.com
July 12, 19, 2024 24-01273P

**PUBLISH
YOUR
LEGAL NOTICE**

Call 941-906-9386

and select the appropriate County name from the menu option

or email
legal@businessobserverfl.com



FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Highland Trails Community Development District

The Board of Supervisors (the "Board") of the Highland Trails Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2024, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.highlandtrailsdcd.org, or may be obtained by contacting the District Manager's office via email at heather@breezehome.com or via phone at (813)565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	Units	Assigned ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
40'	151	0.80	\$1,405	\$212,179	\$1,494.85	\$225,723
50'	122	1.00	\$1,756	\$214,287	\$1,868.57	\$227,965
Total	273			\$426,467		\$453,688

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

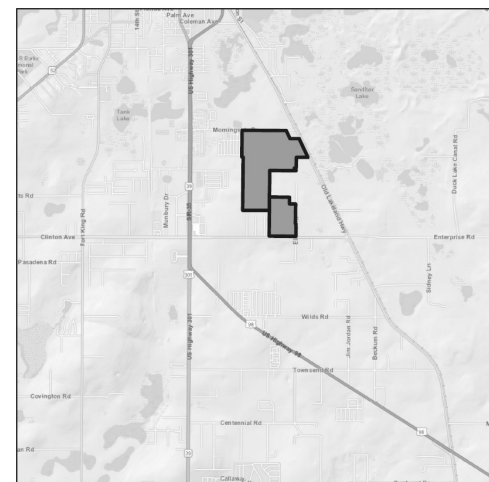
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley
District Manager



July 12, 2024

24-01272P

NEW NEIGHBORS

WOULDN'T YOU WANT TO KNOW?

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY

FLORIDA PUBLIC NOTICES
www.floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer

FloridaPublicNotices.com

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP000783CPAXWS IN RE: ESTATE OF ATHANAFIOS I KOTZIAS, Deceased.

The administration of the estate of ATHANAFIOS I KOTZIAS, Deceased, whose date of death was March 15, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is July 5, 2024.

THERESA KOTZIAS, Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 5, 12, 2024 24-01189P

--- ACTIONS ---

FOURTH 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 FAMILY LAW DIVISION CASE NO.: 51-2022-DR-004168-WS DIVISION: Z1

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD K C S

DOB: 2009 Minor Child. TO: RAMSEY THOMAS SKILLEN Address Unknown

Physical Description: Age: 44 years old - Date of Birth: 10/12/1979 Race: Caucasian Hair Color: Brown Eye Color: One Blue Eye & One Brown Eye Approximate Height: 5'9" Approximate Weight: 190 lbs.

YOU ARE NOTIFIED that a PETITION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION by has been filed against you by JUDITH CELESTE VOGT, regarding the following minor child: a female born on __, 2009, in Spring Hill, Florida and that you are required to serve a copy of your written defenses, if any, to it on Judith Celeste Vogt c/o Audrey A. Jef-

feris, B.C.S., counsel for Judith Celeste Vogt 8138 Massachusetts Avenue. New Port Richey, Florida 34653. eservice 1@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. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows: Sex Female Date of Birth 2009 Place of Birth Spring Hill, FL

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 the 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: June 11, 2024

CLERK OF THE CIRCUIT COURT

By: /s/ Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Beverly Bray

June 21, 28; July 5, 12, 2024

24-01116P

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

1/2/2023, V1A



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legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

1/2/2023, V1A

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 2024CA000045CAAXWS TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs. JEANETTE M MORRIS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 29, 2024 in Civil Case No. 2024CA000045CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and Jeanette M Morris, 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 31st day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 55, Block F, MEADOW OAKS UNIT TWO, a subdivision according to the plat thereof recorded at Plat Book 25, Pages 121 through 125, in the Public Records of Pasco County, Florida.

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

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

23-08795FL

July 5, 12, 2024

24-01185P

SECOND INSERTION

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

CIVIL DIVISION CASE NO.

2023CA004129CAAXESS LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. SABRINA ADELSON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE, INC.; BRIDGEWATER COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: SABRINA ADELSON
30920 BACLAN DR
WESLEY CHAPEL, FL 33545

TO: UNKNOWN TENANT NO. 1
30920 BACLAN DR
WESLEY CHAPEL, FL 33545

TO: UNKNOWN TENANT NO. 2
30920 BACLAN DR
WESLEY CHAPEL, FL 33545

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

LOT 36, BLOCK 1, BRIDGE-

WATER PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 90 THROUGH 97, INCLUSIVE, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 08/05/24, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352- 521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

DATED ON JUL 01, 2024.

As Clerk of the Court

(SEAL) By: Melanie Gray

As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
P.O. BOX 19519
Fort Lauderdale, FL 33318

(954) 564-0071

answers@dallegal.com

1691-191315 VP2

July 5, 12, 2024

24-01181P

SECOND INSERTION

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

2022CA000440CAAXWS MIDFIRST BANK Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROBERT RAYMOND RACINE, DECEASED; THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DANIEL TYSIN RACINE A/K/A DANIEL RACINE, DECEASED; REGINA DIANE GREEN; TIMOTHY JACOB RACINE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ELIZABETH NICOLE RACINE, A MINOR; MICHELLE LORRAINE LAPE, AS GUARDIAN OF ELIZABETH NICOLE RACINE, A MINOR; VICTORIA RACINE; CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA; PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (COMMUNITY DEVELOPMENT DIVISION); STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 20, 2024, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 26, COLONIALS HILLS, UNIT #1, ACCORDING TO

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5026 MANOR DR, NEW PORT RICHEY, FL 34652-6166

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 25, 2024 beginning at 11:00 AM.

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.

Dated at St. Petersburg, Florida this 26th day of June, 2024.

Isabel López Rivera
FL Bar: 1015906

eXL Legal, PLLC
Designated Email Address:

efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716

Telephone No. (727) 536-4911
Attorney for the Plaintiff

1000007442

July 5, 12, 2024

24-01183P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-876
IN RE: ESTATE OF EILEEN CALAUTTI, aka EILEEN T. CALAUTTI Deceased.

The administration of the estate of EILEEN CALAUTTI, also known as EILEEN T. CALAUTTI, deceased, whose date of death was March 2, 2024; File Number 2024-CP-876 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 5, 2024.

Signed on this 21st day of May, 6/28/2024.

MARK CALAUTTI

Personal Representative

1934 Oswego Drive
Holiday, FL 34691

DENISE CALAUTTI

Personal Representative

163 Devon Loop
Staten Island, NY 10314

Rebecca C. Bell

Attorney for Personal Representative

Florida Bar No. 0223440

Delzer, Coulter & Bell, P.A.

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

Email: rebecca@delzercoulter.com

July 5, 12, 2024 24-01191P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-978
IN RE: ESTATE OF TODD H. KING, Deceased.

The administration of the estate of TODD H. KING, 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 P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 5, 2024.

Signed on this 5th day of June, 6/28/2024.

SHANNON CORVEY

Personal Representative

1469 Cottonwood Terrace
Dunedin, FL 34698

Rebecca C. Bell

Attorney for Personal Representative

Florida Bar No. 0223440

Delzer, Coulter & Bell, P.A.

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

Email: rebecca@delzercoulter.com

July 5, 12, 2024 24-01192P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.: 24-CP-000985
Division: Probate
IN RE: ESTATE OF NAHED FARDOUS WILKINSON a/k/a NAHED SADEK, Deceased.

The administration of the estate of NAHED FARDOUS WILKINSON, also known as NAHED SADEK, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 5, 2024.

Signed on this 26th day of June, 2024.

Personal Representative:

Jamil G. Daoud

100 North Tampa Street, Suite 2700
Tampa, Florida 33602

Attorney for Personal Representative:

Jamil G. Daoud, Esq.

Florida Bar No. 25862

Foley & Lardner LLP

100 North Tampa Street, Suite 2700

Tampa, Florida 33602

Telephone: 813-229-2300

Email: jdaoud@foley.com

July 5, 12, 2024 24-01224P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2024-CP-000806-ES
IN RE: ESTATE OF TERRENCE HARRINGTON Deceased.

The administration of the estate of Terrence Harrington, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: July 5, 2024.

Personal Representative:

Kenneth Small

5207 Gato Del Sol Circle
Wesley Chapel, FL 33544

Attorney for Personal Representative:

Jon P. Skelton
Attorney for Personal Representative

Florida Bar Number: 49939
SHUMAKER LOOP & KENDRICK

LLP
101 E. Kennedy Blvd., Suite 2800
Tampa, FL 33602

Telephone: (813) 229-7600
Fax: (813) 229-1660

E-Mail: jskelton@shumaker.com
Secondary E-Mail:

tmccintyre@shumaker.com
July 5, 12, 2024 24-01194P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512024CP000897CPAXWS
IN RE: ESTATE OF JOHN MICHAEL FOUGERE, Deceased.

The administration of the estate of JOHN MICHAEL FOUGERE, Deceased, whose date of death was July 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 5, 2024.

FRANKLIN JAMES COWLEY,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Cititcenter, Suite P600

290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

July 5, 12, 2024 24-01190P

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-001046
IN RE: ESTATE OF CAROL K. HOGAN Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Carol K. Hogan, 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 October 28, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Kimberly Mottern
5301 Bowline Bend

New Port Richey, FL 34652
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 July 5, 2024.

Attorney/ Person Giving Notice:

--- ACTIONS / SALES ---

SECOND INSERTION

AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 24-CC-75 ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANABEL MACHIN-DOMINGUEZ and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Lot 22, Block 3, ABERDEEN PHASE TWO, according to the plat thereof as recorded in Plat Book 44, Pages 72-74, of the Public Records of Pasco County, Florida. With the following street address: 31434 Loch Aline Drive, Wesley Chapel, Florida, 33545.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 1, 2024.

Any person claiming an interest in 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. 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 28th day of June, 2024.

NIKKI ALVAREZ-SOWLERS, ESQ., CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 July 5, 12, 2024 24-01184P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA004101CAAXWS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ESTATE OF JANN C. MUSSELMAN, DECEASED; et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure In Rem dated June 20, 2024, entered in Civil Case No.: 2023CA-004101CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF JANN C. MUSSELMAN, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JANN C. MUSSELMAN, DECEASED; RONALD F. VOBORIL; GARY J. VOBORIL; AARON E. VOBORIL; DARRYL A. VOBORIL; JANE ELIZABETH MCCLELLAND; SAMUEL THOMAS THEOBALD; GEOFFREY JONES THEOBALD; KRISTIN ELIZABETH KOLER; JERI LEA THEOBALD PETERSON; DON E. THEOBALD; THEODORE J. THEOBALD; DANIEL P. THEOBALD; GAIL SPARKS HOOD; BARBARA JO NYTES; NANCY JANE MARETT; WILLIAM DUANE REED; RONALD D. MOORE; DENNIS G. MOORE; CYNTHIA L. WILMOTH; STANLEY MARK ARMSTRONG; DARYL KAY MOORE; JOYCE ANN MOORE; WAYNE ALAN MOORE; JUDITH A. AGUSTIN VEGA; JULIA LYNN JONES; SCOTT D. BAXENDALE; JULIE ANN FISHER; BRADLEY A. BAXENDALE; TODD DWANE BAXENDALE; NEIL G. BAXENDALE; WILLIAM EUGENE BAXENDALE; VIRGINIA LEE MILLS; JOHN RONALD CARROLL; JOSEPH HARDIN CARROLL; FREDERICK D. BUTTS; CONSTANCE F. WALTERS, are Defendants.

NIKKI ALVAREZ-SOWLERS, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 25th day of July, 2024, the following described real property as set forth in said Judgment, to wit:

LOT 219, TANGLEWOOD TERRACE UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 145 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

Dated: June 25, 2024 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-50753 July 5, 12, 2024 24-01186P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 23, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line July 12, 2024, at 6:00am and ending July 23, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Kalliopi Lempidakis	193
July 5, 12, 2024	24-01221P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/19/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2021 CHAM mobile home bearing vehicle identification numbers FL26100PHA103486A and FL26100PHA103486B and all personal items located inside the mobile home. Last Tenant: James Michael Chinn Jr. Sale to be held at: Shadow Wood Village, 14709 Shadowwood Boulevard, Hudson, Florida 34667 (727)-862-2434.

July 5, 12, 2024	24-01220P
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SECOND INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on July 24th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM R106 Anthony Celluzzi B396 Patrick Dowd B271-272 Chris Herdt Immediately Following at

U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 C288 Patti Caruso C293 Patti Caruso E65 Jorge Pena Jr. C141 Jacob Quillen E78 Marlainna Roeshink E79 Marlainna Roeshink Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 I16 Eileen Esposito C30 Michael Johnson A15 Terry McWilliams C91 Clence Poe H13 Paul Tyre B29 Valerie Vance July 5, 12, 2024 24-01197P

SECOND INSERTION

NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY CIVIL DIVISION

CASE NO. 2024CA001768CAAXES SANTOS EPIFANIO RECINOS HERNANDEZ, a/k/a SANTOS RECINOS

Plaintiffs, vs. THOMAS EATON, any, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, and against him; or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, or parties, or claiming to have any right, title or interest in the property hereinafter described, Defendants.

TO: THOMAS EATON, any, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, and against him; or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or

corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties, or claiming to have any right, title or interest in the property hereinafter described.

YOU ARE NOTIFIED that an action for declaratory judgment on the following property in Pasco County, Florida: Parcel ID No. 02-26-21-001C-00000-0210 LOT 21, of VILLAGE GROVE PLAT ONE, according to the map or plat thereof, as recorded in Plat Book 20, Pages 66 and 67, Public Records of Pasco County, Florida, TOGETHER with a 1983 Twin Doublewide Mobile Home I.D. Nos. T23613888A and T23613888B. More commonly known as: 38721 Vulcan Circle, Zephyrhills, Florida 33542

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's attorney, whose name and address is:

JOHN A. DWYER, ESQUIRE 506 North Alexander Street Plant City, Florida 33563 (813) 754-1198

on or before AUGUST 5TH, 2024, 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.

WITNESS my hand and seal of said Court on this June 28, 2024

Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk July 5, 12, 19, 26, 2024 24-01182P

SECOND INSERTION

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

CASE NO. 2022CA002519CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNELIESE T. KOTACKA, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 01, 2024, and entered in 2022CA002519CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and the UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNELIESE T. KOTACKA, DECEASED; FAIRWAY SPRINGS HOMEOWNERS ASSOCIATION, INC.; BARBARA M. KOTACKA; ROLF O. KOTACKA 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 July 22, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 281, FAIRWAY SPRINGS, UNIT 4, ACCORDING TO THE	24-01187P
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PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 27 THROUGH 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 3602 SARAZEN DR, NEW PORT RICHEY, FL 34655

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 28 day of June, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-045831 - MAM July 5, 12, 2024 24-01187P

SECOND INSERTION

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

Case No.: 2024CA000530CAAXWS ADVANTA IRA SERVICES, LLC f/b/o IRA #8007626,

Plaintiff, vs. JOHN R. LEYDEN and SUSAN S. LEYDEN, Husband and wife; JOHN ROBERT LEYDEN, Individually; STATE OF FLORIDA, DEPARTMENT OF REVENUE; JOHN DOE and JANE DOE, Defendants.

TO DEFENDANTS, JOHN R. LEYDEN and SUSAN S. LEYDEN, husband and wife; JOHN ROBERT LEYDEN, individually; STATE OF FLORIDA, DEPARTMENT OF REVENUE; JOHN DOE and JANE DOE AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action to foreclose a mortgage, and other loan documents, on the following real property, located in Pasco County, Florida:

Parcel 1: The West 100 feet of the North 125 feet of the North Half (N 1/2) of Lot 19, Block A, and the East 50 feet of the West 150 feet of the North 125 feet of the North Half (N 1/2) of said Lot 19, Block A, U.S. 19 NO. 9 ADD'N, according to plat thereof as recorded in Plat Book 5, Page 66 of the Public Records of Pasco County, Florida.

Parcel 2: Lot 1, Block A, SUNSET ESTATES, according to plat thereof as recorded in Plat Book 5, Page

165, Public Records of Pasco County, Florida. Parcel 3: Lot 2, Block A, SUNSET ESTATES, according to plat thereof as recorded in Plat Book 5, Page 165, 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 Tyler J. Caron, Esq. of Thompson Commercial Law Group, the Plaintiff's attorney, whose address is 615 W. DeLeon Street, Tampa, FL 33606, on or before thirty (30) days after the Date of the First Publication of this Notice, 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. DUE ON OR BEFORE AUGUST 5TH, 2024

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on June 28, 2024. CLERK OF THE COURT PASCO COUNTY, FLORIDA (SEAL) By: Haley Joyner As Deputy Clerk July 5, 12, 2024 24-01188P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA000281CAAXWS

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. PATRICIA M. MONTEMURNO A/K/A PATRICIA M. MONTEMURNO F/K/A PATRICIA M. VALENTINE AND PAUL M. MONTEMURNO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2024CA000281CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and PATRICIA M. MONTEMURNO A/K/A PATRICIA M. MONTEMURNO F/K/A PATRICIA M. VALENTINE; PAUL M. MONTEMURNO 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 July 29, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 58, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 141-152 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.	24-01225P
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Property Address: 7036 MAIDSTONE CT, NEW PORT RICHEY, FL 34653

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 2 day of July, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 23-168476 - NaC July 5, 12, 2024 24-01225P

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-000862-CAAX-WS

MISSION SERVICING RESIDENTIAL, INC., Plaintiff, vs. FERNANDY BEAGUE; FIFTH THIRD MORTGAGE COMPANY; WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.; 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-SOWLERS, ESQ as the Clerk of the Cir-

cuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 23 day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 10, WINDSOR PLACE AT RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7754 BRISBANE CT, 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 a NOS FOR 06/11/2024 SALE,

PENDING ATTORNEY REVIEW accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 27 day of June 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 service@decubaslewis.com 24-00702 July 5, 12, 2024 24-01180P

--- PUBLIC SALES ---

PUBLIC NOTICE

Family Support Services (FSS) is issuing an Invitation to Negotiate (ITN) for comprehensive Information Technology Services and Support. The applicant(s) will be expected to provide comprehensive Information Technology Services and Support from January 1, 2025, to December 31, 2027. This is ITN #: ITN-025-ITSS. The ITN application, information, deadlines, and templates can be found on the official Family Support Services' websites at: www.fssjax.org/procurement/ and www.fssc6.org/procurement. These are the only official sites containing full information and submission instructions.

This notice is public information. All inquiries must be in writing and addressed to Chris Hughes, Contracts and Compliance Manager, Family Support Services, 1300 Riverplace Boulevard, Suite 700, Jacksonville, FL 32207. The submission deadline is August 16, 2024, at 2 p.m. July 5, 12, 2024 24-01195P

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County Civil Court, Court of Pinellas County, Florida on the 19th day of March, 2024, in the cause wherein Huntington National Bank, was Plaintiff, and John G Thompson, was Defendant, being case number 2004CC8964 in said Court.

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

2019 White Dodge Grand Caravan VIN: 2C4RDGEG6KR724701

I shall offer this property for sale "AS IS" on August 7, 2024, or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610, at 10:00am in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Shafritz and Associates PA Randi Weiss 601 North Congress Avenue Suite 424 Delray Beach, FL 33445

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff 24-01200P

July 5, 12, 19, 26, 2024

SECOND INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. D02: Stephanie Dailey J16: Cassidy Delameter N06: Kurt King SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com ON July 20th, 2024 AT OR AFTER: 11:00 AM.EST. July 5, 12, 2024 24-01219P

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 20, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 02026 - Noll, Christopher; 02050 - Friend, Jalynn; 02071 - Yarde, Ron; 02106 - Witthoef, Zachary; 03079 - Dericha, Dubose; 04082 - Tembo, Mutinta; 04213 - Richards, Ahmad; 04216 - Long, Jacqueline PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storagetreasures.com. 007 - Andrew, Sam; 021 - Gale, Brianne; 066 - Samantha, Escamilla-Hernandez; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 103 - Weathers, Shelley; 144 - Mayberry, Kirk; 227 - Dolw, David; 280 - Speanburg, Randall; 319 - Spain, Remishia; RV003 - Guadagno, Yanel PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 11010 - Blanco, Bryan; 11063 - Lawson, darrell; 11085 - Rodriguez, Yolanda; 12050 - Maynes, Kellie; 12073 - Wells, Raymond; 12104 - Ungerleider, Corey; 12285 - Searcy, Lashanda; 13012 - Dejesus, Elijah; 13015 - Asmakis, Michael; 13021 - Singletary, Marc; 13050 - Toro, Oscar; 13087 - Evans, Darek; 13165 - perez, Christopher; 13262 - Holtsclaw, Kirsten; 13329 - Garcia, Jennifer M; B140 - Needham, Tyler; B232 - Taylor, Caren; B258 - Mendez, Keisy; C110 - Husty, Pamela; C118 - lacasse, Joseph; C142 - Lowry, Desiree; C157 - Vazquez, Omar; C203 - Braden, Julie; C256 - Lowry, Desiree; C257 - Martin, Beatriz; C261 - O'Neal, Amanda; C381 - Taylor, Caren; D102 - Alfred, Tiffany; D138 - Desousa, Pedro; D163 - Levzow, Amber; D202 - simmons, angela; D219 - Walter, Amy; D231 - Davis, Bethany; D258 - Taylor, Erik; D321 - Hicks, Jacob; D329 - Kunkel, Aaron; D346 - DeRemer, Brandi; P139 - goad, Anthony PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1006 - burgess, Dwayne; 1326 - Brouillard, Michael; 1425 - Nichol, Kenneth; 1516 - Little, Devin; 2402 - Little, Devin; 2508 - Silva, William PUBLIC STORAGE # 25817, 6647 Embassy

Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storagetreasures.com. A0005 - Jones, Alvin; A0069 - Marotto, Sierra; C1028 - Townsend, Sharee; D0007 - Sturgis, Ronald; E1100 - Culmo, Samantha; E1131 - Hackett, Evelyn; E1156 - Riley, Robert; E1225 - Papadopoulos, Nancy; E2217 - Liggett, Ray; E2273 - Shihadeh, Michael David; E2305 - Wilson, Zippora PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0A160 - Popovich, George; 0A219 - Tucker, Erica; 0A239 - Morales, Fernando; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B023 - Oblitas, Luis; 0B031 - diesing, Ashley; 0B040 - Rosenfelt, Ashley; 0B050 - Goodrich, Kaitlyn; 0C106 - Delgrosso, Lisa; 0C117 - Harvey, Stephanie; 0C141 - Lindlau, Jeremy; 0D001 - Popovich, George; 0D028 - kendall, Gregory; 0D029 - Dileo, Cathy; 0E115 - Knox, Tracy; 0E207 - de-cristofaro, Nancy; 0E243 - Menech, Nicole PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 072 - Johnson, Akira; 094 - Fox, William; 115 - Hanson, Michelle; 167 - Hudson, Dasher; 216 - Avila, Gary; 232 - Blainey, FRank; 265 - cruz, christopher; 285 - Maxwell, Taja; 360 - Grugen, Jason; 377 - Johnston, Karen; 548 - Donovan-Poth, Debbie S; 563 - eurbin, terri PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 1037 - Stallings, Sydney; 1124 - Brown, Nicholas A; 1125 - Bullis, Eldon; 1127 - Powell, Jessica; 1181 - Hicks, Ashley; 1191 - Mcdearmon, Sandra; 2008 - Mack, Patricia; 2010 - Hughes, Charollette; 2016 - Mason, Melissa; 2064 - Rieger, Shannon; 2077 - Gagnon, April; 2141 - Beasley, Karelle; 2143 - Resto, Jayshelly; 2162 - Barker, Johnathan; 2171 - Ruffini, Allison; 2203 - Bohannon, Brenda; 2219 - Terrill, Jamie; 2225 - Peterson, Nicholas; 3017 - Drake, Alyssa; 3070 - Dees, Richard; 3074 - Thompson, Bryan; 3080 - Castro, Micah; 3101 - Montgomery, Stephanie; 3111 - Denton, Dane; 3152 - Price, Landis; 3188 - Bumgardner, Kaitlyn; 3253 - viera, Katelyn; 3254 - McKeon, Trinity; 3260 - Goggin, Carole; 3295 - santos, Charli; RV04 - Hart, Joshua Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 5, 12, 2024 24-01196P

SECOND 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"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments per unit, which are subject to change at the hearing:

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2025.

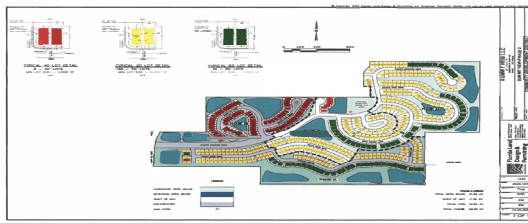
For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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, located at c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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



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. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
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:
DATE: August 16, 2024
HOUR: 10:00 a.m.
LOCATION: Dupree Lakes Clubhouse 6255 Dupree Lakes Blvd. Land O Lakes, FL 34639
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. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
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