

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Thursday, March 27, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
In accord with Chapters 120 and 190, Florida Statutes, the Northridge Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2025 MEETINGS
Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at the Long Lake Reserve Amenity Center, 19617 Breyania Drive, Lutz, 33558 at 10:00 a.m., on the following dates:
March 17, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 2025

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Thursday, March 27, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
A public hearing will be conducted by the Board of Supervisors of the New Port Corners Community Development District on April 8, 2025, at 9:00 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588.

FIRST INSERTION

The New Port Corners Community Development District
Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments
The Board of Supervisors ("Board") of the New Port Corners Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, April 8, 2025, at 9:00 a.m., at the Residence Inn by Marriott Tampa, located at 2101 Northpointe Parkway, Lutz, Florida 33588 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method").

FIRST 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.

FIRST INSERTION

NOTICE OF PUBLIC SALE
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on March 25th, 2025 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.

FIRST INSERTION

NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908557 from Paul M. Easton at 607 S. Alexander Street Suite 101 Plant City, FL. Application received: 12/26/2024. Proposed activity: Industrial. Project name: Ji Parana Truss Plant. Project size: 7.63. Location: Section(s) 22 Township 24 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watertatters.org/permits/.

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Quillen Services, located at 39635 North Ave, in the City of Zephyrhills, County of Pasco, State of FL, 33542, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION

NOTICE Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Aviato at Ridge Haven located at 4927 Voorhees Road in the City of New Port Richey, Pasco County, FL 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Aviato at Ridge Haven located at 4927 Voorhees Road in the City of New Port Richey, Pasco County, FL 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

FIRST INSERTION

Fictitious Name Notice
NOTICE IS HEREBY GIVEN that HCA Health Services of Florida, Inc., 7525 Medical Dr., Hudson, FL 34667, desiring to engage in business under the fictitious name of HCA Florida Bayonet Point Wound Care & Hyperbaric, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

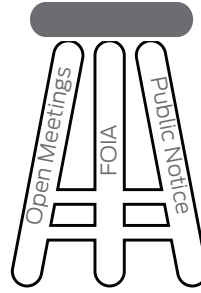
FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Thriving into Retirement located at 9433 Fairhope Court in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

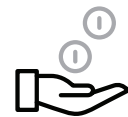


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

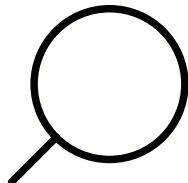


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

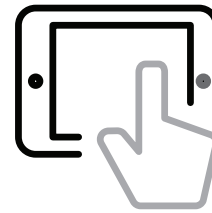
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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--- ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION

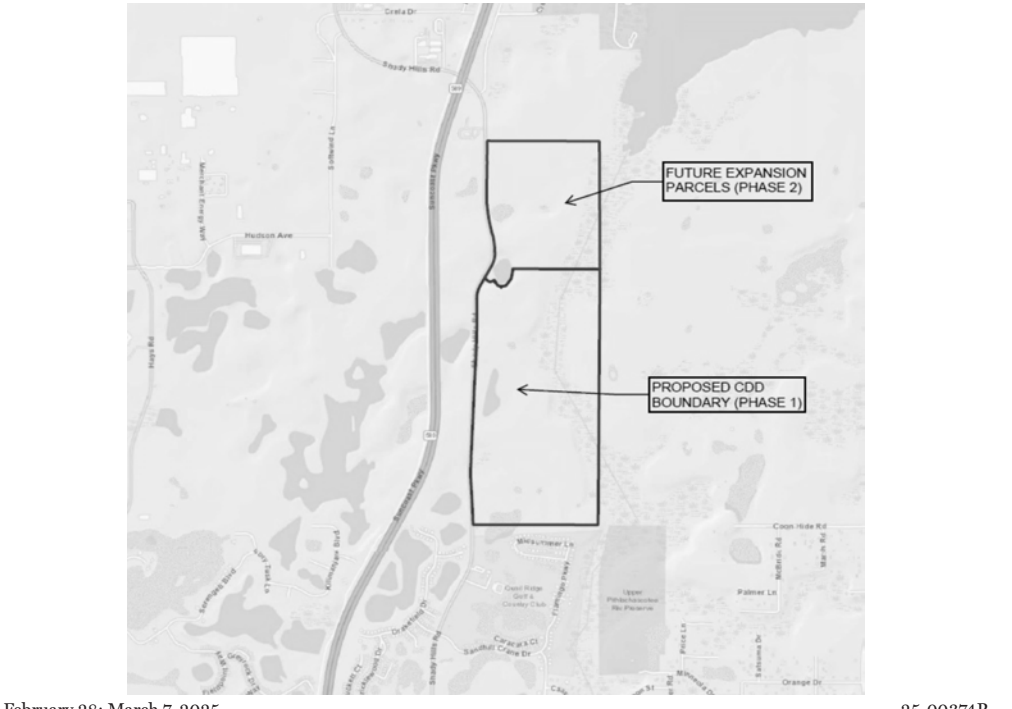
NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT...

The Board of Supervisors ("Board") of Del Webb River Reserve Community Development District ("District") will hold public hearings and a regular meeting at 11:00 a.m. on March 26, 2025, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within phase 1 of the development within the District, and to provide for the levy, collection, and enforcement of the special assessments...

utes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report, dated February 5, 2025], attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT: SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution. SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements. SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location. SECTION 4. The total estimated cost of the Improvements is \$29,137,331.05 (the "Estimated Cost"). SECTION 5. The Assessments will defray approximately \$40,195,000.00, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency. SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions. SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for. SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public. SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll. SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved. SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District. SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED This 5th day of February, 2025. ATTEST: DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT /s/ Kristen Suit Secretary/Assistant Secretary Exhibit A: Master Engineer's Report, dated January 2025 Exhibit B: Master Special Assessment Methodology Report, dated February 5, 2025 /s/ Brady Lefere Chair/Vice Chair, Board of Supervisors



February 28; March 7, 2025 25-00374P

Table with 4 columns: Product Type, ERU (per unit), Maximum Bond Assessment (per unit), and Maximum Annual Installment (per unit)*. Rows include Single Family 40', 50', and 60'.

*includes collection fees and early payment discount allowances The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Phase 1 Improvements. These annual assessments may be collected on the Pasco County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and to the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 11:00 a.m. on March 26, 2025, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office. DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT RESOLUTION NO. 2025-30 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Del Webb River Reserve Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's [Master Engineer's Report, dated January 2025], attached hereto as Exhibit A and incorporated herein by reference; and WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Stat-

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA003721CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARVIN D. HAWKINS, et al., Defendants. TO: Unknown Personal Representative of the Estate of Marvin D. Hawkins a/k/a Marvin Dale Hawkins 5015 Idlewild Street New Port Richey FL 34653 Unknown Heirs, Beneficiaries and Devises of the Estate of Marvin D. Hawkins a/k/a Marvin Dale Hawkins 5015 Idlewild Street New Port Richey FL 34653 Michael Schuberth a/k/a Michael B. Schuberth 5015 Idlewild Street New Port Richey FL 34653 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 133, TANGLEWOOD TERRACE UNIT ONE, said Lot and Subdivision being Numbered and Designated in accordance with the Plat of said Subdivision as the same appears of Record in Plat Book 10, Pages 124 through 126, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 31ST, 2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 25, 2025 (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, of the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Feb. 28; Mar. 7, 2025 25-00399P

SECOND INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Del Webb River Reserve Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on March 26, 2025, at 11:00 a.m. at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District. The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater improvements, water, wastewater and reclaim utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kristen Suit District Manager February 28; March 7, 14, 21, 2025 25-00375P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000359CPAXWS IN RE: ESTATE OF ROBERT BAILEY Deceased. The administration of the estate of Robert Bailey, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 28, 2025. Personal Representative: Sheila Bailey 5771 Catskill Rd Holiday, Florida 34690 Attorney for Personal Representative: Michael J. Heath Attorney Florida Bar Number: 0010419 167 108th Ave Treasure Island, FL 33706 Telephone: (727) 360-2771 Fax: (727) 475-5323 E-Mail: mike@attorney michaelheath.com Secondary E-Mail: Jennifer@attorney michaelheath.com Feb. 28; Mar. 7, 2025 25-00411P

