PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: August 19, 2025
TIME: 6:00 P.M.
LOCATION: Dupree Lakes Clubhouse
6255 Dupree Lakes Blvd.
Land O'Lakes, FL 34639 Vista Dr.

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, 2025, and ending September 30, 2026 ("**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, Government Management Services – Tampa, LLC, 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 https://www.dupreelakescdd.org/.

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.

District Manager
4908-0011-4493.1
July 18, 2025 25-01447P

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Epperson Ranch Community Development District (the "**District**") will hold a public hearing and a meeting on August 4, 2025, at 6:15 p.m. at the Hilton Garden Inn, located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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 www.eppersonranchcdd.org, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 536.

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.

Heath Beckett
District Manager
4934-7147-7042, v. 1
July 18, 2025 25-01449P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Vida's Way Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

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, 2025, and ending September 30, 2026 (**"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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://vidaswaycdd.net.

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.

District Manager

July 18, 2025 25-01477P

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Country Walk Community Development District (the "**District**") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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 www.countrywalkcdd.org, or may be obtained by contacting the District Manager's office via email at lhayes@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.

Lynn Hayes
District Manager
4908-6856-2223, v. 1
July 18, 2025 25-01445P

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Angeline Community Development District (the "**District**") will hold a public hearing and a meeting on August 12, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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 www.angelinecdd.org or may be obtained by contacting the District Manager's office via email at Larry@hikai.com or via phone at (813) 565-4663.

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.

Larry Krause
District Manager
4918-6766-6475 v.14926-3544-1972, v. 1
July 18, 2025 25-01443P

FIRST INSERTION

SECTION I – REQUEST FOR PROPOSALS
PROJECT: SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
ANCIENT OAKS BLVD. PAVEMENT REHABILITATION PROJECT
SOLICITATION NO: 2025-1

NOTICE IS HEREBY GIVEN that the Seven Oaks Community Development District will open sealed proposals at **2:00 P.M., LOCAL TIME, September 19, 2025**, at Rizzetta & Company, Inc, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida 33544, for the **Seven Oaks Community Development District Ancient Oaks Blvd. Pavement Rehabilitation Project. Work is to include milling and resurfacing existing roads, pavement marking, concrete ribbon curb for brick paver area replacement and associated infrastructure as indicated on the plans and specifications.**

Sealed proposal offers in one (1) hard copy for furnishing the forecasted work will be received and accepted by the Seven Oaks Community Development District, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, 33544 (Attention Scott Brizendine), until the above stipulated date and time for opening of sealed proposals. For all hand-delivered proposals, the office is open, on normal workdays, between the hours of 8:00 A.M. and 5:00 P.M. **Proposals are to be sent via UPS, FedEx, or DHL.**

Copies of the Contract Documents, all bound together, and the plans, are on file and available for inspection by prospective Proposers at **Rizzetta & Company Inc, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, 33544. Telephone Number (813) 994-1001. Electronic PDF copy of the bid documents and plans can be requested from Greg Woodcock by emailing greg.woodcock@stantec.com and sbrizendine@rizzetta.com .**

Proposal offers shall be accompanied by either a Proposal Bond or by a Certified Check or a Cashier's Check or an Official Bank Check in the dollar amount representing not less than five percent (5%) of the total amount proposed as a guarantee to enter into a contract and furnish a contract performance and payment bond in the amount of one hundred percent (100%) of the total proposal price within thirty (30) calendar days from the date of notification of the award.

A **non-mandatory** pre-proposal conference will be held **at 11am. On August 7, 2025,** at the **Seven Oaks Amenity Center located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.**

Representatives of Seven Oaks Community Development District and Engineer will be present to discuss the project. Proposers are to attend and participate in the conference. The Engineer will transmit to all prospective Proposers of record such addenda as Engineer considers necessary in response to questions arising at the conference.

The Seven Oaks Community Development District, Pasco County, Florida reserves the right to accept or reject any or all proposals and waive informalities and minor irregularities in offers received in accordance with the proposal documents and the DISTRICT Rules. The Seven Oaks Community Development District, Pasco County, Florida reserves the right to accept or reject any or all proposals as it deems in its best interests and waive informalities and minor irregularities in accordance with the proposal documents.

July 18, 2025 25-01476P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Acacia Fields Community Development District

Notice is hereby given to the public and all landowners within the Acacia Fields Community Development District (the "**District**"), comprised of approximately 146.642± acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: August 12, 2025
TIME: 9:00 a.m.
LOCATION: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email Scott Brizendine at sbrizendine@rizzetta.com or by phone at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Scott Brizendine, District Manager
4926-0451-8479, v. 1
July 18, 25, 2025 25-01442P

FIRST INSERTION

NOTICE OF BUDGET WORKSHOP & BOARD MEETING
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a Budget workshop on **Tuesday, July 29, 2025, at 6:00 PM EST** at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639. Immediately following the workshop, a regular board of supervisors meeting will be held.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at www.dupreelakescdd.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
4869-3475-1485, v. 1
July 18, 2025 25-01448P

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 August 12, 2025, 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 2025-2026 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 www.connertoneastcdd.org, or may be obtained by contacting the District Manager's office via email at sbrizinedine@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.

Scott Brizendine
District Manager
4901-6752-2095, v. 1
July 18, 2025 25-01444P

--- PUBLIC SALES ---

FIRST INSERTION

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Deerbrook Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Deerbrook Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, July 25, 2025, at 1:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the Old Pasco Road address stated above until Wednesday, July 30, 2025, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Tuesday, September 9, 2025, at 5:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Jere Earlywine at jere.earlywine@kutakrock.com, no later than Monday, August 4, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, August 5, 2025.

A District meeting to open the proposals will be held at 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, Attention: Mr. John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Deerbrook Community Development District
Mr. Lynn Hayes, District Manager (lhayes@rizzetta.com)
July 18, 2025 25-01446P

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Oakstead Community Development District (the **"District"**) will hold a public hearing and a meeting on August 19, 2025, at 6:30 p.m. at the Oakstead Clubhouse located at 3038 Oakstead Boulevard, Land O Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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.oaksteadcdd.org/ or may be obtained by contacting the District Manager's office via email at mark.vega@inframark.com or via phone at 813-991-4014.

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.

Mark Vega
District Manager
July 18, 25, 2025 25-01453P

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Northridge Community Development District (the **"District"**) will hold a public hearing and a meeting on Monday, August 11, 2025, at 11:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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 obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

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.

Bryan Radcliff
District Manager
July 18, 2025 25-01452P

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Terra Bella Community Development District (the **"District"**) will hold a public hearing and a meeting on Tuesday, August 5, 2025, at 6:00 p.m. at the Terra Bella Community Pool located at 2266 Via Bella Blvd., Land O'Lakes, Florida 34639.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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 www.terrabellacdd.com or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844 ext. 103.

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.

Jason Greenwood
District Manager
July 18, 2025 25-01454P

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 4, 2025, 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 2025-2026 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 www.zephyrlakescdd.org or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

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.

Heather Dilley
District Manager
July 18, 2025 25-01457P

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 4, 2025, 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 2025-2026 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 www.highlandtrailscdd.org or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

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.

Heather Dilley
District Manager
4918-6766-6475 v.14913-5942-9428, v. 1
July 18, 2025 25-01450P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the New Port Corners Community Development District

The Board of Supervisors (the "**Board**") of the New Port Corners Community Development District (the "**District**") will hold a public hearing and a meeting on August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 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 2025-2026 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 www.newportcornerscdd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@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.

Scott Brizendine
District Manager
4923-6835-2303, v. 1
July 18, 2025 25-01451P

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday July 25, 2025 at 11:30 a.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The Audit Committee will review proposals, discuss and recommend an auditor to provide audit services to the District. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Sean Craft
District Manager
July 18, 2025 25-01455P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000042TDAXXX

NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1811552
Year of Issuance: 06/01/2019
Description of Property:
31-26-16-0120-00A00-0100
PAPPAS COLONY SUB PB 5 PG 4 THE SOUTH 140.00 FT OF THE FOLLOWING DESC: BEG AT SW COR OF LOT 9 BLOCK "A" TH ALG WLY BDY LINE OF PAPAS COLONY SUBDIVISION ALSO BEING THE ELY BDY LINE OF PAPAS COLONY SUBDIVISION SECOND ADDITION PB 4 PG 62 TH N01DEG 21'42"E 245.00 FT TH S88DEG 38' 10"E (G) 22.10 FT TH S00DEG 22' 06"E 245.11 FT TO POINT ON THE SLY BDY LINE OF SAID LOT 9 BLOCK "A" TH N88DEG 38'18"W 29.50 FT TO POB OR 8127 PG 1074
Name(s) in which assessed:
LEE DEAN OVERMYER

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 24, 2025 at 10:00 am.

July 10, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 18, 2025 25-01468P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, July 25, 2025, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
July 18, 2025 25-01456P

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 4, 2025, 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 2025-2026 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 www.mirada2cdd.org or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

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.

Heather Dilley
District Manager
July 18, 2025 25-01461P

FIRST INSERTION

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

NOTICE IS HEREBY GIVEN by the Epperson North Community Development District that the Board of Supervisors ("Board") will hold a regular meeting on **Wednesday, July 30, 2025** at **6:00 p.m.** at the **Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545**. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours.

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

Any person requiring special accommodations at the 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

District Manager
July 18, 2025 25-01466P

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Concord Station Community Development District (the "District") will conduct a special Board meeting on **July 29, 2025**, at **6:30 p.m.**, at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes, Florida 34638. At the special Board meeting, the Board will consider any business that may properly come before the Board.

Copies of the agendas for the meetings may be obtained by contacting the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746, (407) 698-5350 (the "District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.concordstationcdd.com/.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time and place to be specified on the record at the meeting. There may be occasions when one or more members of the Board or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meetings is asked to advise the District Manager's Office at least three (3) business days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

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

District Manager
July 18, 2025 25-01497P

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 11, 2025, at 6:00 p.m.** at the Long Lake Amenity Center, 19617 Breynia Drive, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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.longlakereservecdd.org) or may obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001 ext. 7858.

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.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

Table of Proposed FY 2025/2026 O&M Assessments

TOTAL O&M BUDGET	**$729,066.00**
COLLECTION COSTS @ 2.0%	**$15,512.04**
EARLY PAYMENT DISCOUNT@ 4%	**$31,024.09**
TOTAL O&M ASSESSMENT	**$775,602.13**

LOT SIZE	EAU FACTOR[1]	TOTAL NUMBER OF LOTS	PER LOT O&M 2025/2026	2025/26 INCREASE
PLATTED LOTS				
Single Family 40'	1.0/.80	99	$2,020.45	$65.12
Single Family 50'	1.0/1.0	124	$2,426.29	$84.33
Single Family 60'	1.0/1.2	97	$2,832.18	$103.54

[1] Equivalent Assessment Unit ("EAU")

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 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 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 18, 2025 25-01459P

FIRST INSERTION

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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.

The Board of Supervisors ("**Board**") for the Epperson Ranch II Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 7, 2025
TIME: 6:00 p.m.
LOCATION: WaterGrass Club
32711 Windelstraw Dr.
Wesley Chapel, FL 33545

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, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 190, *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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 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 / Acres	EAU/ERU Factor	Proposed O&M Assessment
22' Townhome (a)	456	0.45	$757.24
50'	257	1.00	$1,682.76
27' Phase 7	102	0.60	$1,009.66
22' TH Parcel B	174	0.45	$757.24

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("**County**") Tax Collector on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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.

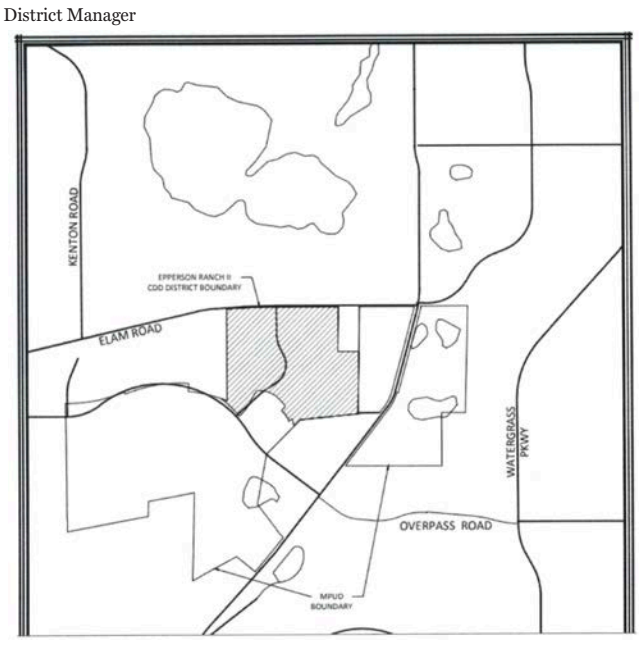
Additional Provisions

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 public hearings and meeting may be obtained at the offices of the District Manager, Kristee Cole, 313 Campus Street, Celebration, FL 34747, (813) 382-7355 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.eppersonranch2cdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.

District Manager



July 18, 25, 2025 25-01460P

--- PUBLIC SALES ---

FIRST INSERTION

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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 12, 2025, at 9:00 a.m., and at Rizzetta & Company, Inc., 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"). 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 2025/2026; 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	FY 2026 Proposed O&M Assessment (1)	FY 2026 Debt Assessment (1)	FY 2026 TOTAL Assessment (1)
Platted & Sold 40' SF	Up to 199	0.8	1,798.96	1,318.52	3,117.48
Platted & Sold 50' SF	Up to 155	1.0	2,248.70	1,648.15	3,896.85
Platted & Sold 60' SF	Up to 56	1.2	2,698.44	1,977.78	4,676.22
	Up to 410				

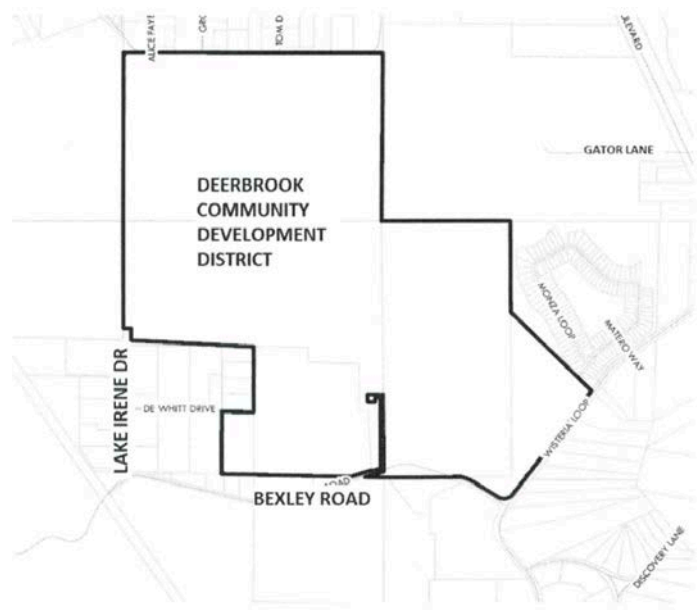
(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

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 2025/2026, 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 2025/2026. **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., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 Ph: (813) 994-1001 ("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
Lynn Hayes



July 18, 2025 25-01463P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District

The Board of Supervisors (the "**Board**") of the Meadow Pointe III Community Development District (the "**District**") will hold a public hearing and a meeting on Wednesday August 20, 2025, at 6:30 p.m. at Meadow Pointe III Clubhouse, 1500 Meadow Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 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 http://www.meadowpointe3.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 1,788 units in the District is $1,591.68. This is preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments or other District assessments, if any) will appear on November 2025 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.

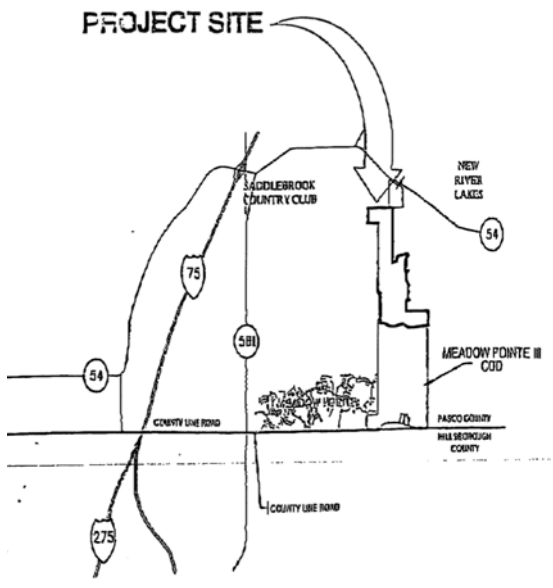
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Darryl Adams
District Manager



July 18, 2025 25-01462P

FIRST INSERTION

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Hilton Garden Inn Tampa Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

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, 2025, and ending September 30, 2026 (**"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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://riverwoodestatescdd.org/.

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.

District Manager

July 18, 25, 2025 25-01478P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Diane Schneder / TAT CIVIC ASSOCIATION INC will engage in business under the fictitious name Turtle Cove Aquatics, with a physical address 3210 Darlington Rd HOLIDAY, FL 34691, with a mailing address 3210 Darlington Rd HOLIDAY, FL 34691, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 18, 2025 25-01482P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Property owner gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106, & 715.109 by Theodore Joseph Super, Mary Ann Super and Anthony Patrick Gallo for the following vehicles on 7/31/2025 at 8:30AM at 15420 Aubrey Avenue, Spring Hill, FL 34610. Said property owner reserves the right to accept or reject any and all bids.

2003 NISS
VIN# JN1DA31D33T511287
2014 TOYT
VIN# JTEZU5JR5E5075191

July 18, 25, 2025 25-01467P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025DR000728DRAXES
IN RE: THE MARRIAGE OF EDISLIDA RUIZ CASTILLO,
Petitioner, v.
ALCIDES JOSE PEREZ AMARO,
Respondent.

Full Name: Alcides J. Perez Amaro
Last Known Address: Ud 2. Zona A. Terraza 35. Casa#5. Parroquia Caricuao. Municipio Bolivariano Libertador. Distrito Capital. Caracas Venezuela
Date of Birth: 07/07/1973

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EDISLIDA RUIZ CASTILLO, whose address is 30337 Princess Bay Dr, Wesley Chapel, FL 33545, on or before 8-20-2025 and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 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 action is asking the court to decide how the following real or personal property should be divided: NONE

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may re- view 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: 7-15-2025

PASCO COUNTY CLERK OF THE CIRCUIT COURT
By: Rita Meyer Deputy Clerk

Jul. 18, 25; Aug. 1, 8, 2025
25-01489P

FIRST INSERTION

N O T I C E
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1505-25

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING A NEW SECTION TO CHAPTER 93 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, SECTION 93.03 ESTABLISHING REGULATIONS FOR THE KEEPING, HARBORING AND MAINTENANCE OF BACKYARD CHICKENS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on July 28, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* **PLEASE NOTE**: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26. 286.0105

July 18, 2025 25-01498P

--- PUBLIC SALES ---

FIRST INSERTION

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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.

The Board of Supervisors ("**Board**") for the Estancia at Wiregrass Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 19, 2025
TIME: 6:00 P.M.
LOCATION: Estancia at Wiregrass Clubhouse
4000 Estancia Boulevard
Wesley Chapel, Florida 33543

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, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 190, *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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 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:

Neighborhood	Size	O&M Units	Bond 2013 Units	Bond 2015 Units	EAU Factor	Total EAU's	% of EAU's	Annual Maintenance Assessments				Amenity Center	Annual Debt Assessments						Total Assessed Per Unit			
								FY 2026	FY2025	Increase/ (decrease) in $	Increase/ (decrease) in %	FY 2026	FY 2026	FY2025	Increase/ (decrease) in %	FY 2026	FY2025	Increase/ (decrease) in %	FY 2026	FY2025	Increase/ (decrease) in $	Increase/ (decrease) in %
								O&M				Amenity Center	Series 2013			Series 2015			Total Assessed Per Unit			
Platted Lots																						
Phase 1																						
Single Family	45'	70	70	0	0.82	57.40	4.92%	$1,631.99	$1,588.67	$43.32	2.73%	$1,023.08	$1,152.43	$1,152.43	0.00%	$0.00	$0.00	N/A	$3,807.50	$2,741.10	$1,066.40	38.90%
Single Family	55'	88	88	0	1	88.00	7.55%	$1,990.23	$1,937.41	$52.82	2.73%	$1,247.66	$1,324.63	$1,324.63	0.00%	$0.00	$0.00	N/A	$4,562.52	$3,262.04	$1,300.48	39.87%
Single Family	65'	81	81	0	1.18	95.58	8.20%	$2,348.47	$2,286.14	$62.33	2.73%	$1,472.24	$1,549.81	$1,549.81	0.00%	$0.00	$0.00	N/A	$5,370.52	$3,835.95	$1,534.57	40.00%
Single Family	80'	61	61	0	1.45	88.45	7.59%	$2,885.83	$2,809.24	$76.59	2.73%	$1,809.11	$1,788.25	$1,788.25	0.00%	$0.00	$0.00	N/A	$6,483.19	$4,597.49	$1,885.70	41.02%
Phase 2																						
Villas	n/a	98	98	0	0.82	80.36	6.89%	$1,631.99	$1,588.67	$43.32	2.73%	$1,023.08	$1,279.40	$1,279.40	0.00%	$0.00	$0.00	N/A	$3,934.47	$2,868.07	$1,066.40	37.18%
Single Family	65'	146	146	0	1.18	172.28	14.78%	$2,348.47	$2,286.14	$62.33	2.73%	$1,472.24	$1,720.58	$1,720.58	0.00%	$0.00	$0.00	N/A	$5,541.29	$4,006.72	$1,534.57	38.30%
Single Family	80'	102	102	0	1.45	147.90	12.68%	$2,885.83	$2,809.24	$76.59	2.73%	$1,809.11	$1,985.00	$1,985.00	0.00%	$0.00	$0.00	N/A	$6,679.94	$4,794.24	$1,885.70	39.33%
Phase 3																						
Single Family	45'	97	97	0	0.82	79.54	6.82%	$1,631.99	$1,588.67	$43.32	2.73%	$1,023.08	$1,279.40	$1,279.40	0.00%	$0.00	$0.00	N/A	$3,934.47	$2,868.07	$1,066.40	37.18%
Single Family	55'	113	113	0	1	113.00	9.69%	$1,990.23	$1,937.41	$52.82	2.73%	$1,247.66	$1,470.57	$1,470.57	0.00%	$0.00	$0.00	N/A	$4,708.46	$3,407.98	$1,300.48	38.16%
Phase 4																						
Townhome	n/a	196	0	196	0.64	125.44	10.76%	$1,273.74	$1,239.94	$33.80	2.73%	$798.51	$0.00	$0.00	N/A	$777.76	$777.76	0.00%	$2,850.01	$2,017.70	$832.31	41.25%
Single Family	45'	61	0	61	0.82	50.02	4.29%	$1,631.99	$1,588.67	$43.32	2.73%	$1,023.08	$0.00	$0.00	N/A	$1,078.78	$1,078.78	0.00%	$3,733.85	$2,667.45	$1,066.40	39.98%
Single Family	55'	11	11	0	1	11.00	0.94%	$1,990.23	$1,937.41	$52.82	2.73%	$1,247.66	$1,470.57	$1,470.57	0.00%	$0.00	$0.00	N/A	$4,708.46	$3,407.98	$1,300.48	38.16%
Single Family	55'	57	0	57	1	57.00	4.89%	$1,990.23	$1,937.41	$52.82	2.73%	$1,247.66	$0.00	$0.00	N/A	$1,239.91	$1,239.91	0.00%	$4,477.80	$3,177.32	$1,300.48	40.93%
Total		1181	867	314		1165.97	100%															

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("**County**") Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect O&M Assessments on the County 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 public hearings and meeting may be obtained at the offices of the District Manager, Richard McGrath, Governmental Management Services, 4530 Eagle Falls Place Tampa FL 33619, Phone: (813) 344-3844 Ext.111 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at www.estanciawiregrasscdd.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.

Richard McGrath
District Manager

July 18, 25, 2025 25-01469P

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Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Summit View II Community Development District (**"District"**) will hold a public hearing on **August 15, 2025 at 10:15 a.m., or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later, at Starkey Ranch Theatre Library Cultural Center, 12118 Lake Blanche Drive, Odessa, Florida 33556** for the purpose of hearing comments and objections on the adoption of the proposed budget (**"Proposed Budget"**) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2026"**). A regular board meeting of the District will also be held at that 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, Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.summitview2cdd.org/.

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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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.

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 18, 25, 2025 25-01479P

FIRST INSERTION

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: August 7, 2025
TIME: 10:00 a.m.
LOCATION: Hilton Garden Inn – Tampa/Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

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, 2025, and ending September 30, 2026 (**"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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://whisperingpinescdd.net.

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.

District Manager

July 18, 25, 2025 25-01480P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 OAKP travel trailer bearing vehicle identification number 1EH4A3321P3300057 and all personal items located inside the travel trailer. Last Tenant: Vincent Ross Link. Sale to be held at: Lake Bambi MHC LLC, 6105 Land O' Lakes Blvd, Land O' Lakes, Florida 34638, 407-371-1986.
July 18, 25, 2025 25-01507P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 RICH recreational vehicle bearing vehicle identification number N12743 and all personal items located inside the recreational vehicle. Last Tenant: Mike Desarro, Kathleen M. Osso and Johann Osso. Sale to be held at: Baker Acres RV Resort, 7820 Wire Road, Zephyrhills, Florida 33540, 813-782-3950.
July 18, 25, 2025 25-01506P

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of ANGELA JANE DUVALL and DEAN JEROME DUVALL will, on July 30, 2025, at 10:00 a.m., at 37400 Chancey Road, Lot #255, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1983 KROP TRAVEL TRAILER,
VIN: 1K9PS38D0DG010100,
TITLE NO.: 0040405776
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#10108-3113)
July 18, 25, 2025 25-01481P

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Business Observer

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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.

The Board of Supervisors ("**Board**") for the Long Lake Ranch Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 7, 2025
TIME: 6:00 p.m.
LOCATION: Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, Florida 33558

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, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 190, *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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 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	EAU/ERU Factor	Proposed O&M Assessment*
Townhomes	199	Admin O&M 1 / Field O&M 0.85	$1,741.67
Single Family 45'	175	Admin O&M 1 / Field O&M 0.95	$1,923.56
Single Family 55'	316	Admin O&M 1 / Field O&M 1	$2,014.51
Single Family 65'	160	Admin O&M 1 / Field O&M 1.05	$2,105.46

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("**County**") Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

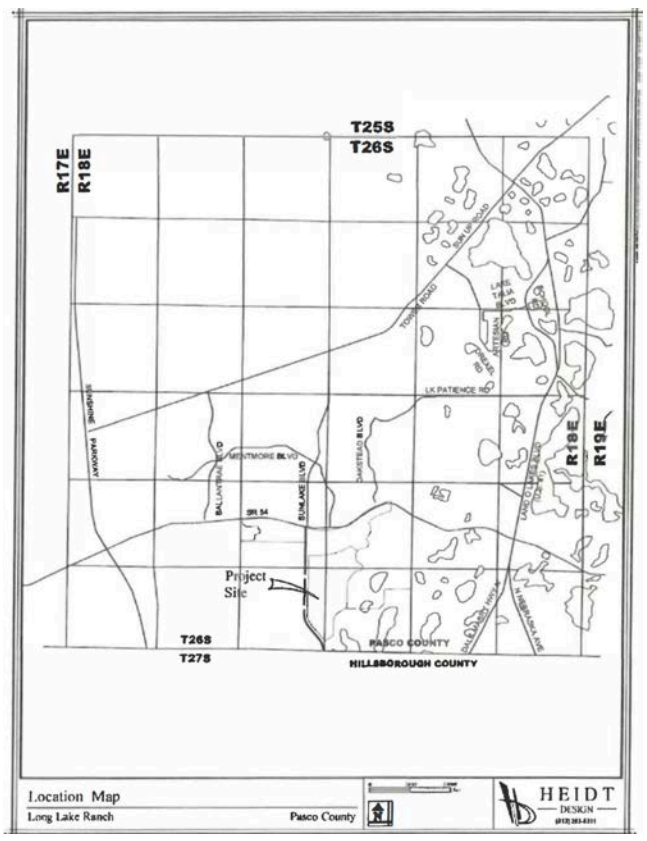
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on all benefitted property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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 public hearings and meeting may be obtained at the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 Ph: (407) 698-5350 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://longlakeranchcdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.

District Manager



July 18, 2025 25-01484P

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 Watson & Company Properties located at 12305 Leanne Dr, in the County of Pasco, in the City of Dade City, Florida 33525 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Dade City, Florida, this 10th day of July, 2025.
FLORIDA PAINTING CONTRACTORS LLC
July 18, 2025 25-01441P

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 Vapors Smokeshop & Kava Bar located at 2320 WILLOW OAK DR in the City of WESLEY CHAPEL,, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of July, 2025.
THREE FELLAS LLC
July 18, 2025 25-01499P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1976 BELM mobile home bearing vehicle identification number 70731 and all personal items located inside the mobile home. Last Tenant: Evelyn Ash Liebelt. Sale to be held at: Blue Jay RV Resort, 38511 Wilds Road, Dade City, Florida 33525, (352) 567-9678.
July 18, 25, 2025 25-01500P

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2024DR006353DRAXWS
IN RE: THE MATTER OF:
EMANUEL JORDAN HOLMES,
Petitioner/Father,
and
KATRINA ASHLEY TRAUTSCHOLD,
Respondent/Mother.
TO: KATRINA ASHLEY TRAUTSCHOLD
Last known Address:
Katrina Ashley Trautschold
7351 Highwater Drive #S7
New Port Richey, Florida 34655

YOU ARE NOTIFIED that an action for Petition for Determination of Paternity and Establishment of a Parenting Plan, Timesharing Schedule, Child Support and Other Related Relief, has been filed against you. You are required to serve a copy of yourwritten defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before AUGUST 18, 2025 and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 July 11, 2025
CLERK OF THE CIRCUIT COURT
(SEAL) By: Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024DR006353DRAXWS
7-11-2025 02:57 PM
Deputy Clerk: Jordin Bauer
July 18, 25; August 1, 8, 2025
25-01472P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001192
Division Probate
IN RE: ESTATE OF MARY LOU MCGUIGAN Deceased.

The administration of the estate of Mary Lou McGuigan, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, 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. The written demand must be filed with the clerk.

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 18, 2025.

Personal Representative:
Cecilia Silverwood
120 Candy Lane
Audubon, Pennsylvania 19403
Attorney for Personal Representative:
s/ John A. Richert
John A. Richert, Esq.
Attorney for Cecilia Silverwood
Florida Bar Number: 106613
Richert Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: john@rq.law
Secondary E-Mail: emina@rq.law
July 18, 25, 2025 25-01475P

--- PUBLIC SALES ---

FIRST INSERTION

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 15, 2025
TIME: 10:15 a.m.
LOCATION: Starkey Ranch Theatre Library Cultural Center
12118 Lake Blanche Drive
Odessa, Florida 33556

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, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"). 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 2026; 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/ Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1A & 2B	185	1.0	No Increase
Phase 1B	95	1.0	$949.91
Phase 2A	126	1.0	No Increase

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 2026.

For Fiscal Year 2026, 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 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. 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.

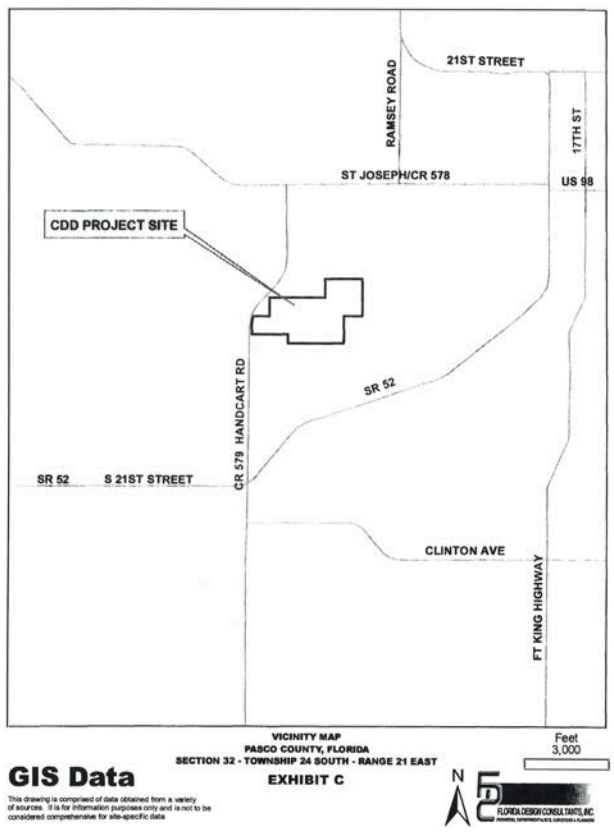
Additional Provisions

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 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 (20) 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.

Jason Greenwood
District Manager



RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, 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, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); 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 190, 197, and/or 170, 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 2026 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 190, 197, and/or 170, 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, all of which are on file and available for public inspection at the "**District's Office**," Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619. 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 2025, 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 190, 197, and/or 170, 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 15, 2025
HOUR: 10:00 a.m.
LOCATION: Starkey Ranch Theatre Library Cultural Center
12118 Lake Blanche Drive
Odessa, FL 33556

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 sixty (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 (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) 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 22nd DAY OF MAY 2025.

ATTEST: SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

Secretary By: Its: chairman

Exhibit A: Proposed Budget for Fiscal Year 2026
July 18, 2025 25-01483P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2019-CA-002138
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V,
Plaintiff, v.
JONATHAN PEREZ-JONES, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 8, 2025 and entered in Case No. 2019-CA-002138 in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JONATHAN PEREZ-JONES; JESSICA MARIE PEREZ-JONES; SEVEN OAKS PROPERTY OWNERS ASSOCIATION; KEATHEL CHAUNCY, ESQ. AS TRUSTEE ONLY, UNDER THE IRMA LAND TRUST; UNKNOWN PARTY IN POSSESSION #1 N/K/A BRITTANY WALTERS; AND UNKNOWN PARTY IN POSSESSION #2 N/K/A ANTHONY WALTERS, et al., are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on August 4, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 51, SEVEN OAKS PARCEL S-4A/S-4B/S-5B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 100 THROUGH 144, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3439 HICKORY HAMMOCK LOOP, WESLEY CHAPEL, FL 33544 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
July 18, 25, 2025 25-01470P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-003905 WS
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6 ,
Plaintiff, vs.
JUNIOR A. MATIAS AKA JUNIOR MATIAS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 1, 2025, and entered in Case No. 2023-CA-003905 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC6 , is the Plaintiff and Junior A. Matias aka Junior Matias, United States of America, Department of Treasury, Unknown Party #1 N/K/A Chad Zielesch, Unknown Party #2 N/K/A Janet Zielesch, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the August 18, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 897, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 51, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 7210 PARROT DR 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 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 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.

Dated this 16 day of July, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService:
servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/23-000843
July 18, 25, 2025 25-01501P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002145CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A,
Plaintiff, vs.
FRESH LEGAL PERSPECTIVE PL AS TRUSTEE ONLY, UNDER THE OCT 5, 2023 LAND TRUST; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated July 9, 2025, entered in Civil Case No. 2024CA002145CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, is Plaintiff and FRESH LEGAL PERSPECTIVE PL AS TRUSTEE ONLY, UNDER THE OCT 5, 2023 LAND TRUST; et al., are Defendant(s).

The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on August 12, 2025, on the following described property as set forth in said Consent Final Judgment, to wit:

A PORTION OF LOT 34, BLOCK 1, STAGECOACH VILLAGE-PARCEL 3, AS PER THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 120 THROUGH 122, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCES AT THE NORTHEAST CORNER OF SAID LOT 34, THENCE S. 07 DEG 00' 00" W. A DISTANCE OF 110.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 34, THENCE N. 05 DEG 00' 00" W. A DISTANCE OF 50.00 FEET TO THE EASTERLY BOUNDARY LINE OF QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 3823, PAGE 1249, OF SAID PASCO COUNTY, THENCE ALONG SAID BOUNDARY LINE N. 07 DEG 00'30"; E. A DISTANCE 110.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SEVEN RIVERS CIRCLE (A 50.00' RIGHT OF WAY) THENCE S.85 DEG 00'00" E. ALONG SAID RIGHT WAY LINE A DISTANCE 50.00 FEET TO THE POINT OF BEGINNING.

Property address: 25352 Seven Rivers Cir., Land O Lakes, FL 34639

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

DATED this 9 th day of July, 2025.
LAW OFFICES OF MANGANELLI, LEIDER, & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
July 18, 25, 2025 25-01438P

--- PUBLIC SALES ---

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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 (the "**Board**") of the Asturia Community Development District (the "**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 12, 2025
TIME: 6:00 p.m.
LOCATION: Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objection on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025/2026**"). 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 (the "**O&M Assessments**") upon the lands within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments.

At the conclusion of the public hearings, the Board will, by resolution, adopt a final budget, and levy O&M Assessments as finally approved by the Board. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

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 presents the proposed schedule of the O&M Assessments, which are subject to change at the hearing.

			ALLOCATION OF O&M ASSESSMENTS						
Lot Size	Phase	UNITS	ERU FACTOR	ADMIN O&M PER LOT	ERU FACTOR	FIELD O&M PER LOT	ERU FACTOR	RESERVE PER LOT	TOTAL PER LOT
Single Family 36' TND	1	32	1	$1,370.39	0.65	$461.39	1	$352.27	$2,184.05
Single Family 45' TND	1	41	1	$1,370.39	0.82	$576.73	1	$352.27	$2,299.40
Single Family 55' TND	1	57	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 55'	1	69	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	1	49	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Single Family 55'	2	126	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	2	31	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Single Family 45' TND	3	43	1	$1,370.39	0.82	$576.73	1	$352.27	$2,299.40
Single Family 55' TND	3	25	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	3	8	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Townhomes	3	108	1	$1,370.39	0.40	$281.96	1	$352.27	$2,004.62
Single Family 55'	3	22	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	3	18	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Single Family 65'	4	22	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Townhomes	5	10	1	$1,370.39	0.40	$281.96	1	$352.27	$2,004.62
Single Family 50'	5	7	1	$1,370.39	0.91	$641.46	1	$352.27	$2,364.12
Total		**668**							

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 2026.

For Fiscal Year 2025/2026, 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 2025. It is important to pay your assessment because 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 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.

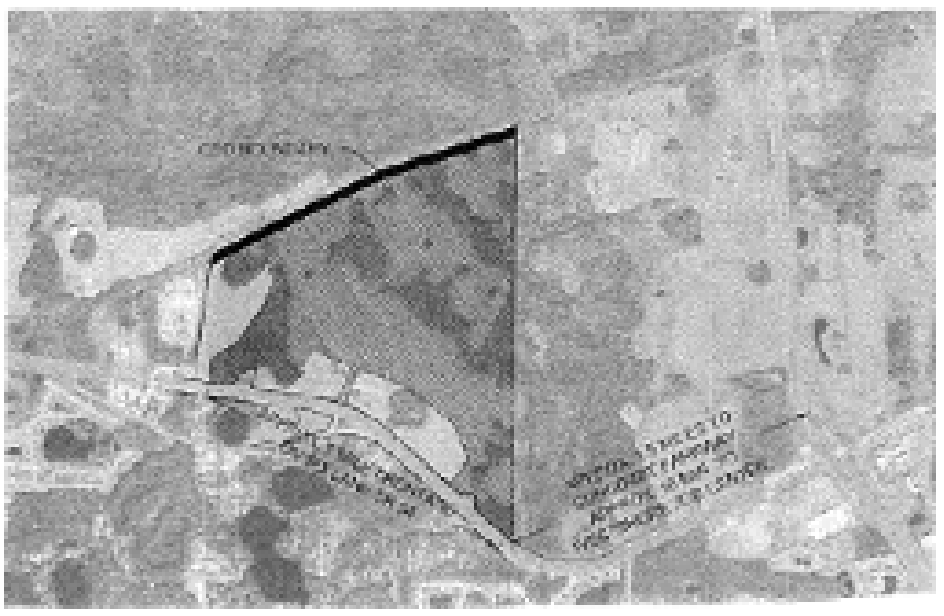
Additional Provisions

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 2502 N. Rocky Point Drive Suite 1000, Tampa, Florida 33607, via email at Heather@hikai.com, or via phone at (813) 565-4663 ("**District Manager's Office**"). 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.

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 three (3) 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.

Please note that all affected property owners have the right to appeal at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) 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 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 18, 2025 25-01488P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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.

The Board of Supervisors ("**Board**") for the TSR Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 13, 2025
TIME: 6:00 P.M.
LOCATION: Welcome Center
2500 Heart Pine Avenue
Odessa, Florida 33556

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, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 190, *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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 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/ Acres	ERU Factor	Proposed Annual O&M Assessment *
Residential Units	2,589	1.0	$1,997.00

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("**County**") Tax Collector on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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.

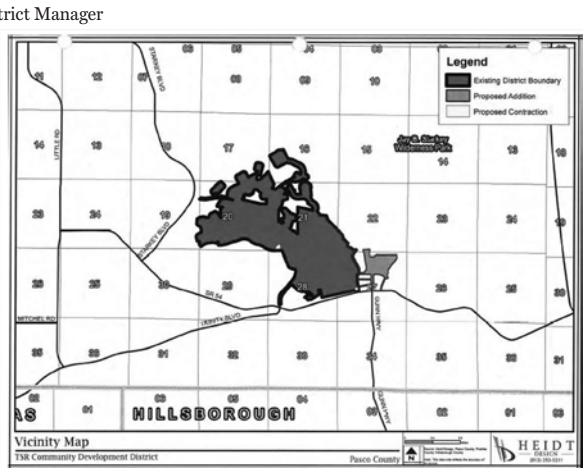
Additional Provisions

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 public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at http://www.tsrcdd.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.

District Manager



July 18, 25, 2025 25-01494P

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Concord Station Community Development District ("**District**") will hold the following public hearing and regular meeting on:

DATE: August 14, 2025
TIME: 6:30 p.m.
LOCATION: Concord Station Clubhouse
18636 Mentmore Blvd.
Land O' Lakes, FL 34638

The public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the adoption of the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"). A regular Board meeting of the District will also be held where the Board may consider any other District 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, Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 Ph: (407) 698-5350 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.concordstationcdd.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 meeting may be continued to a date, time certain, and place to be specified on the record at the 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 three (3) business days 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.

District Manager

July 18, 2025 25-01508P

--- PUBLIC SALES ---

FIRST INSERTION

N O T I C E

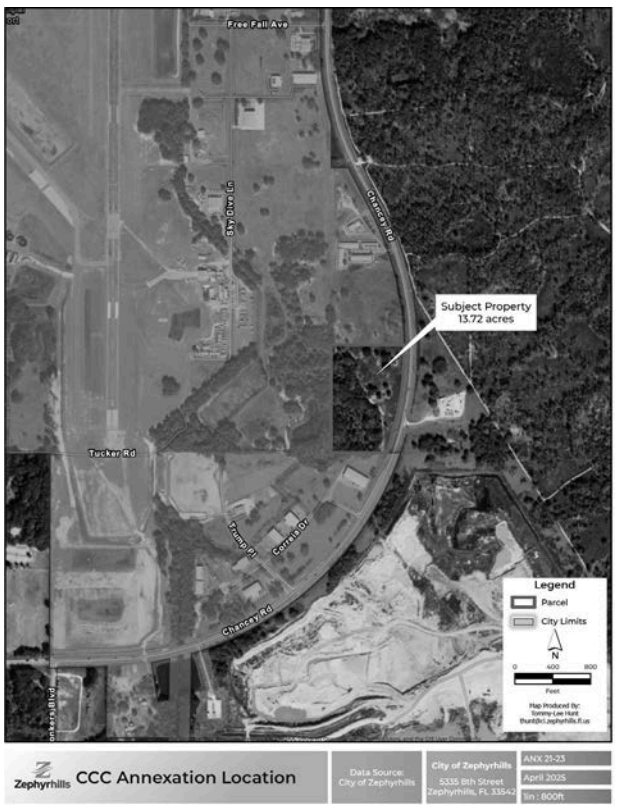
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1503-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 13.72 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY DESCRIBED AS PARCEL NUMBER 18-26-22-0010-09300-0000 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

The public hearing will be held on July 28, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

*** PLEASE NOTE:** This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26. 286.0105



July 18, 2025 25-01495P

FIRST INSERTION

N O T I C E

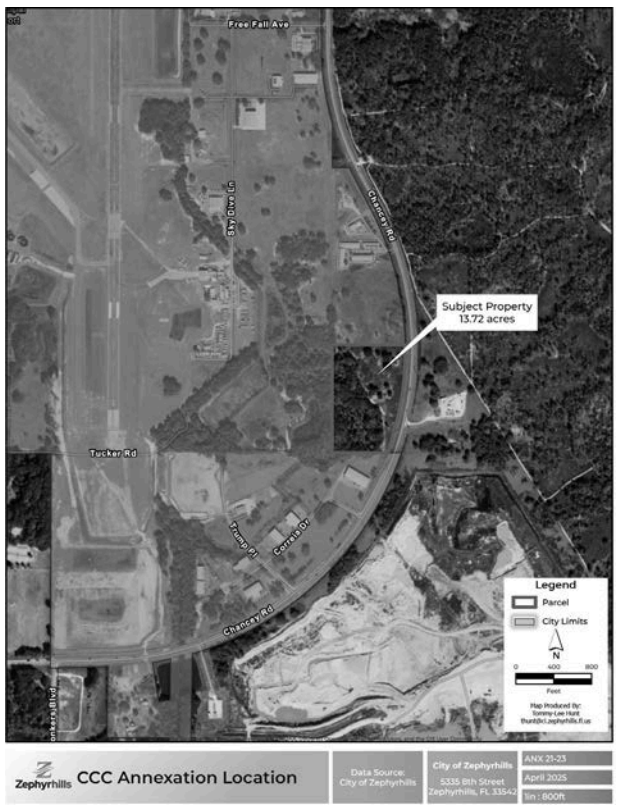
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1504-25

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO CITY IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 13.72 ACRES OF REAL PROPERTY LOCATED WEST OF CHANCEY ROAD, AND EAST OF THE ZEPHYRHILLS AIRPORT AND ZEPHYRHILLS MUNICIPAL BOUNDARY AND HAVING PARCEL ID# 18-26-22-0010-09300-0000; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE.

The public hearing will be held on July 28, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

*** PLEASE NOTE:** This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26. 286.0105



July 18, 2025 25-01496P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512025CP001052CPAXWS
IN RE: ESTATE OF
ROLLO LESTER TOWNSLEY JR, aka ROLLO L. TOWNSLEY, JR. aka ROLLO L. TOWNSLEY
Deceased.

The administration of the estate of ROLLO LESTER TOWNSLEY JR, also known as ROLLO L. TOWNSLEY, JR., also known as ROLLO L. TOWNSLEY, deceased, whose date of death was April 13, 2025, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 18, 2025.

JONATHAN MICHAEL TOWNSLEY
Personal Representative
545 Wexford Hollow Run
Roswell, GA 30075
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
July 18, 25, 2025 25-01487P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000888CPAXES
IN RE: ESTATE OF
JANET H. MCGRATH,
Deceased.

The administration of the estate of JANET H. MCGRATH, deceased, whose date of death was January 25, 2025, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 18, 2025.

WILLIAM PAUL MCGRATH, II
Personal Representative
1751 Moorhen Way
Lutz, FL 33558
JAMES S. EGGERT
Attorney for Personal Representative
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
July 18, 25, 2025 25-01491P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512025CP001173CPAXWS
Division J
IN RE: ESTATE OF
BRENDA S. MILLIGAN
AKA BRENDA S. MILLIGAN-FRIEDMAN
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 BRENDA S. MILLIGAN AKA BRENDA S. MILLIGAN-FRIEDMAN, deceased, File Number 512025CP001173CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was November 22, 2024; that the total value of the estate is $25.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JOEL FRIEDMAN
5417 Bluepoint Drive
Port Richey, FL 34668

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 18, 2025.

Person Giving Notice:
JOEL FRIEDMAN
5417 Bluepoint Drive
Port Richey, Florida 34668
Attorney for Person Giving Notice:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
July 18, 25, 2025 25-01439P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000666
IN RE: ESTATE OF
ROBERT CLISTON GRAVES, III
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 ROBERT CLISTON GRAVES, III, deceased, File Number 2025-CP-000666 by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34656-0338; that the decedent's date of death was December 25, 2024; that the total value of the estate is under $75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
BRITTANY RAY GRAVES
5542 Elaine Drive
Zephyrhills, Florida 33541

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 18, 2025.

Person Giving Notice:
Brittany Ray Graves
5542 Elaine Drive
Zephyrhills, Florida 33541
Attorney for Person Giving Notice
Denise A. Welter, Esquire
Florida Bar Number: 585769
Welter Law Office
2312 Cypress Cove, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 736-9080
E-Mail: team@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
July 18, 25, 2025 25-01440P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2025CP001032
IN RE: ESTATE OF
Mark Spisanhy,
Deceased.

The administration of the Estate of Mark Spisany, deceased, whose date of death was 5/5/2023, Case Number 2025CP001032, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 SO FILED 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 the 18 day of July 2025.

Personal Representative:
Marit Spisany,
1753 Crooked Oak Lane
Lutz, FL 33559
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
July 18, 25, 2025 25-01464P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

Q&A

Who benefits from legal notices?

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

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

LV18237_V25

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001152CPAXWS
IN RE: ESTATE OF TIMOTHY ROBERT WEAVER, aka TIMOTHY WEAVER
Deceased.

The administration of the estate of TIMOTHY ROBERT WEAVER, also known as TIMOTHY WEAVER, deceased, whose date of death was June 14, 2025, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 18, 2025.

TIMOTHY G. WEAVER
Personal Representative
10485 Farm Hill Avenue
Land O Lakes, FL 34658
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
July 18, 25, 2025 25-01505P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001051
IN RE: ESTATE OF EVERETT CHRISTOPHER SOUDER
Deceased.

The administration of the estate of Everett Christopher Souder, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 18, 2025.

Personal Representative:
Gary Souder
8305 Valley Stream Lane
Hudson, Florida 34667
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
July 18, 25, 2025 25-01465P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024CC006338CCAXES
SANDALWOOD MOBILE HOME COMMUNITY HOMEOWNERS ASSOCIATION, INC
Plaintiff vs.
ESTATE OF SUSAN PHILLIPS, et al.
Defendant(s)

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure or Order dated July 11, 2025, entered in Civil Case No. 2024CC006338CCAXES, in the County Court in and for PASCO County, Florida, wherein Sandalwood Mobile Home Community Homeowners Association, Inc. is the Plaintiff, and Estate Of Susan Phillips, et al., are the Defendants, Nichole "Nikki" Alvarez-Sowles, PASCO County Clerk of the Court, will sell the property situated in PASCO County, Florida, described as:

Lot 154, Sandalwood Mobile Home Community, as per the plat thereof as recorded in Plat Book 23, Pages 149 & 150 of the Public Records of Pasco County, Florida.

PASCO:
at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 a.m. on the 12th day of August 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

s/ Anne M. Malley
Anne M. Malley, Esquire
(SPN 1742783, FBN 075711)
36739 County Road 52, Suite 105
Dade City, FL 33525
Phone: (352) 437-5680
Fax: (352) 437-5683
Primary E-Mail Address:
amalley@malleypa.com
July 18, 25, 2025 25-01471P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-1147-WS
IN RE: ESTATE OF LAURIE KAHN
Deceased.

The administration of the estate of Laurie Kahn, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2025.

Personal Representative:
Howard M. Kahn
9642 Conservation Drive
New Port Richey, Florida 34655
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
July 18, 25, 2025 25-01492P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024CA002851CAAXES
PennyMac Loan Services, LLC
Plaintiff, vs.
Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli; et al
Defendants.

TO: Unknown Spouse of Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli
Last Known Address: 15077 Glastonbury Ave., Detroit, MI 48223

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

LOT 21, BLOCK 25, SOUTH BRANCH PRESERVE PHASES 4A, 4B AND 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 150 THROUGH 163, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 9th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on May 2nd, 2025.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk
File# 24-F01249
July 18, 25, 2025 25-01502P

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. 2018CA000407CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LEONARD PATRICK HILL AND TRACY ANN HILL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in 2018CA000407CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LEONARD PATRICK HILL; TRACY ANN HILL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WILMINGTON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY 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, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 245, FOX WOOD PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 1824 WINSLOE DRIVE, TRINITY, 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: 727.847.2411 (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 14 day of July, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
17-122909 - NaC
July 18, 25, 2025 25-01485P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA001570CAAXWS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STANLEY MICHAEL JACKSON-SMITH A/K/A STANLEY JACKSON-SMITH, DECEASED; RANDOLPH RYAN JACKSON-SMITH; HIGHLANDS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STANLEY MICHAEL JACKSON-SMITH A/KIA STANLEY JACKSON-SMITH, DECEASED (LAST KNOWN ADDRESS)
9106 LUNCARTY DR
HUDSON, FLORIDA 34667

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

LOT 80, HIGHLANDS, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 126 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 9106 LUNCARTY DR, HUDSON, FLORIDA 34667

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D- 220, Sunrise, FLORIDA 33323 on or before AUGUST 18TH, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711."

WITNESS my hand and the seal of this Court this July 11, 2025

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA001570CAAXWS 7-11-2025 05:16 PM
Deputy Clerk: Haley Joyner
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
25-00194 NML
July 18, 25, 2025 25-01473P

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. 2021CA001900CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
ALLEN T. WRIGHT, et al..
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 2021CA001900CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST 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 ALLEN T. WRIGHT, DECEASED; DALE WRIGHT; LEE WRIGHT; CHARLEENE MURPHY; 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, 2025, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8904 PLANTERS LN, NEW PORT RICHEY, FL 34654

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 14 day of July, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-079827 - MaM
July 18, 25, 2025 25-01486P

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V14

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA001408CAAXES
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HUGH C. GOLLETZ A/K/A HUBERT GOLLETZ, ET AL.,
DEFENDANT(S).
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Hugh C. Golletz A/K/A Hubert Golletz
Last Known Address: 18649 St Paul Dr, Spring Hill, FL 34610
Current Residence: UNKNOWN
TO: Unknown spouse of Hugh C. Golletz A/K/A Hubert Golletz
Last Known Address: 18649 St Paul Dr, Spring Hill, FL 34610
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF PASCO AND THE STATE OF FLORIDA IN DEED BOOK 3529 AT PAGE 1468 AND DESCRIBED AS FOLLOWS. TRACT 49, HIGHLAND MEADOWS UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 103, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH A MOBILE HOME SITUATED THEREON, DESCRIBED AS A 1994, VEHICLE IDENTIFICATION NUMBERS PH096982BFL AND PH096982AFL, WHICH IS AFFIXED TO THE AFOREDESCRIBED REAL PROPERTY AND INCORPORATED THEREIN.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before August 18th, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
WITNESS my hand and the seal of this Court this 16th day of July, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Haley Joyner
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive,
Suite 900,
Coral Springs, FL 33071
25FL935-0056
July 18, 25, 2025 25-01503P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025CA000258CAAXES
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 11 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
A PORTION OF LOTS 1, 2, 3, 4. AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89 degrees 52' 37" E., 72.55 FEET; THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 09 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00232
July 18, 25, 2025 25-01490P

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. 2024CA001266CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
STEVEN J. FERRETTI, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 7, 2025, and entered in 2024CA001266CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and STEVEN J. FERRETTI; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 07, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 326, HOLIDAY GARDENS ESTATES, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 22 AND 23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5753 10TH AVE, NEW PORT RICHEY, FL 34652
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 15 day of July, 2025
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-196625 - NaC
July 18, 25, 2025 25-01493P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001690CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1,
Plaintiff, vs.
DAVID A. CURRAN A/K/A DAVID CURRAN AND KATHLEEN M. CURRAN A/K/A KATHLEEN CURRAN, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. CURRAN A/K/A DAVID CURRAN, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 28, RADCLIFFE ESTATES, UNIT TWO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 116 AND 117 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8/18/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this July 9, 2025
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
BY: Shakira Ramirez Pagan
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-299324
July 18, 25, 2025 25-01437P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2018CA002071CAAXWS
CAROLYN KELSEY, as Successor Trustee of THE RICHARD H. CLINE TRUST DATED MAY 1, 2020, (Substitute Plaintiff for RICHARD H. CLINE),
Plaintiff, vs.
DONOVAN GRABOWSKI, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in 2018CA002071CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CAROLYN KELSEY, as Successor Trustee of THE RICHARD H. CLINE TRUST DATED MAY 1, 2020, (Substitute Plaintiff for RICHARD H. CLINE), is the Plaintiff and DONOVAN GRABOWSKI, DONOVAN GRABOWSKI'S UNKNOWN SPOUSE, DONOVAN GRABOWSKI'S UNKNOWN HEIRS, AND UNKNOWN TENANTS 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 4, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 225, BUENA VISTA SECOND ADDITION, according to the plat thereof as recorded in Plat Book 4, Page 108, of the Public Records of Pasco County, Florida.
Property Address: 1815 Lullaby Drive, Holiday, FL 34691
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 1st day of July 2025.
ROBERT E. BONE JR., P.A.
Attorneys for Plaintiff
PO Box 895129
Leesburg, Florida 34789
Telephone: 352-315-0051
Facsimile: 352-326-0049
Service Email: service@thebonelawfirm.com
By: /s/ Robert E. Bone Jr.
ROBERT E. BONE JR., ESQ.
Florida Bar No. 848026
Communication Email: rbone@thebonelawfirm.com
July 18, 25, 2025 25-01436P

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-001710
TH MSR HOLDINGS LLC,
Plaintiff, vs.
ASHLEY DORSEY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD M. DORSEY; et al.,
Defendants.
TO: UNKNOWN HEIRS OF EDWARD M. DORSEY; 4049 MARLOW LOOP LAND O LAKES, FL 34639
YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida:
LOT 4, SABLE RIDGE PHASE 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 86 AND 87, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Also known as 4049 MARLOW LOOP, LAND O LAKES, FL 34639 (the "Property").
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before August 18th, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED on July 16th, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT
(SEAL) By: Haley Joyner
DEPUTY CLERK
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 18, 25, 2025 25-01504P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA000478CAAXWS
ELIZABETH MARIE MILLER,
Plaintiff, vs.
LENORE M. KEOUGH, f/k/a LENORE M. HUFF, et alia,
Defendant(s),
TO: Doris L. Keough
3537 Tiki Drive
Holiday, Florida 34691
YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, for a partition in connection with the below property:
Unit 110, Tiki Villate Mobile Home Park Condominium as described in the Declaration of Condominium dated June 15th, 1977, in Official Records Book 989, Pages 1781 through 1834 of the Public Records of Pasco County, Florida.

Together with 1974 Cadi Mobile Home, I.D. #: 4230TA & 4230TB, Florida Title#: 10567046 and 10567047, located thereon.

Street Address: 3537 Tiki Drive, Holiday, FL 34691
Parcel ID: 25-26-0080-00000-2200 (hereinafter the "Property")
you are required to serve a copy of your written defenses to it, if any, to:
TWIG, TRADE, & TRIBUNAL, PLLC
c/o Terra L. Sickler, Esq.
1512 E. Broward Blvd. Suite 204A
Fort Lauderdale, FL 33301
on or before AUGUST 18TH, 2025, and file the original with the Clerk of this Court, at the Pasco County Clerk of Court and Comptroller, 8731 Citizen Drive, New Port Richey, FL 34654, either before service on Defendant's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and Seal of this Court on July 11, 2025.
PASCO COUNTY CLERK OF COURT,
NIKKI ALVAREZ-SOWLES
Clerk of Courts and Comptroller
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CA000478CAAXWS 7-4-2025
05:02 PM
Deputy Clerk: Haley Joyner
July 18, 25; August 1, 8, 2025
25-01474P

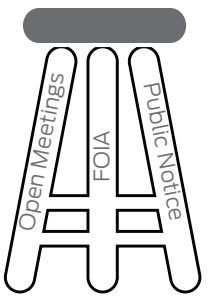
SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

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
- 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.

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

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

XNLV18187

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

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

XNUV18187

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

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
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To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

SUBSEQUENT INSERTIONS

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

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 29, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line July 18, 2025, at 6:00am and ending July 29, 2025, at 12:00pm to satisfy a lien for the follow unit(s). Unit(s) contain general household goods and misc. car parts being sold as car parts only.

Name	Unit
Darin Alvarez	C078 & I303
Karen Alverez	C049
Robert Carroll	C063
Kim Dye	E016
David L. Goldberg	I014
Mario Salemi	H016
Brian Walker	I025

July 11, 18, 2025 25-01419P

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA000764CAAXES
EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
DONALD BRITT, REGINAE. VERZI, et al.,
Defendants.

TO: Donald Britt Regina E. Verzi
Unknown Parties In Possession
8421 Ivy Stark Blvd.
Wesley Chapel, FL 33545
Donald Britt Regina E. Verzi
Unknown Parties In Possession
31858 Barrel Wave Way
Wesley Chapel, FL 33545

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

Lot 7, Block 17, of EPPERSON NORTH VILLAGE D-3, according to the Plat thereof, as recorded in Plat Book 88, Page 1, 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, CHAD SWEETING, ESQUIRE, Plaintiffs Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 07/28/2025, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

Signed on June 20, 2025.

Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk

June 27; July 4, 11, 18, 2025
25-01273P

THIRD INSERTION

The McKendree Pointe 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 McKendree Pointe Community Development District ("District") will hold a public hearing and a regular Board meeting on Monday, August 4, 2025, at 9:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33558 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"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 565-4663 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Larry Krause, District Manager

July 4, 11, 18, 25, 2025 25-01319P

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.: 2025CA000352CAAXES
UNION HOME MORTGAGE CORP.,
Plaintiff, vs.
KARL D. KINGERY A/K/A KARL KINGERY; WH HIL 2017-2 GRANTOR TRUST; FAY I. KINGERY A/K/A FAY KINGERY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 30 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 9, 10 AND 11, BLOCK 78, MAP OF THE TOWN OF ZEPHYRHILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 5714 19TH ST, ZEPHYRHILLS, FL 33542

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

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

Dated this 02 day of July 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02826 / Bidder Number: 9180

July 11, 18, 2025 25-01366P

FOURTH INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001024CAAXES
DIVISION: H
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller,
Plaintiff, vs.
Get Liquid Funding, LLC, James L. Coles, III, Dionne A. Coles Butler, Dana M. Coles, Salem Baptist Church of Chicago, and James L. Coles, III as Trustee of the James L. Coles, Jr. and Laureta M. Coles Trust dated September 20, 2001
Defendants.

TO: James L. Coles, III, individually and as trustee 13018 Sirius Lane
Hudson, FL 34667

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JULY 28TH, 2025 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on June 20, 2025.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk

June 27; July 4, 11, 18, 2025
25-01272P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA000996
EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
CURAY NIGEL WALKER, et al.,
Defendant(s).

TO:
Unknown Parties in Possession
8068 Rolling Shell Trl
Wesley Chapel, FL 33545

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

Lot 63, of EPPERSON NORTH TOWNHOMES PHASE 4, according to the plat thereof, as recorded in Plat Book 79, Page 85, 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, LANCE D. CLOUSE, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages. Due on or before August 11, 2025

DATED: July 8, 2025

Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) By: Shakira Ramirez Pagan
Deputy Clerk

Jul. 11, 18, 25; Aug. 1, 2025 25-01427P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001053CPAXES
IN RE: ESTATE OF DENNIS DEAN KOREN,
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 DENNIS DEAN KOREN, deceased, File Number 2025CP001053CPAXES; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338; that the Decedent's date of death was February 8, 2025; that the total value of the estate is personal property in the approximate amount of $5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:	Address
CAROL KOREN	7151 Applegate Drive Zephyrhills, FL 33541

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 11, 2025.

Person Giving Notice:
CAROL KOREN
7151 Applegate Drive
Zephyrhills, FL 33541
Attorney for Person Giving Notice
CHRISTOPHER H. NORMAN, ESQ.
Attorney for Petitioners
Email: cnorman@hnh-law.com
Secondary Email::
mgreco@hnh-law.com
Florida Bar No. 821462
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659

July 11, 18, 2025 25-01375P

SECOND INSERTION

NOTICE OF ACTION FOR
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-DR-002646
IN RE: THE MARRIAGE OF JHON EDISSON GARCIA MONTOYA,
Petitioner/Husband,
and
VICTORIA PERALES COLLAZO-GOMEZ,
Respondent/Wife.

TO: VICTORIA PERALES COLLAZO-GOMEZ
(last known address)
27114 Dayflower Blvd.
Wesley Chapel, FL 33544
(Whereabouts unknown)

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 David Shobe, Esquire of The Law Firm of Ayo and lken, PLC, Respondent's attorney, whose address is 703 W. Bay St., Tampa, FL 33606, on or before 8-11-2025, and file the original with the Clerk of this Court located at Pasco County Courthouse, 7530 Little Rd, New Port Richey, FL 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition

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.

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: 7-8-2025

PASCO COUNTY
CLERK OF THE COURT
(SEAL)
By: Rita Meyer
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01420P

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V21

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

Business Observer

LV10249

--- ACTIOONS / PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF ACTION FOR
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 1-2016-DR-002263-WS
Division: Z2
JUSTIN E. CYPHER F/K/A JUSTIN POSTLE GONYAW,
Petitioner,
and
ASHLEY N. GIARDINI,
Respondent

TO: Ashley N. Giardini

YOU ARE NOTIFIED that an action for a Supplemental Petition for Modification, 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, Petitioner's attorney, whose address is 8520 Government Drive, Suite 2, New Port Richey, Florida 34654, on or before Auqust 4 2025, 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 Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 2 day of July, 2025.

PASCO COUNTY
CLERK OF THE CIRCUIT COURT
(SEAL)
By: Kristen Sager
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01412P

SECOND INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on July 29th, 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.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

R130	Tavaris Farrior
B299	William Heikila
B417	Darlene Horton
B126	Ryan Kohutka
B446	Ryan Kohutka
B188	Kelly Lakes
B412	Michael Schwind
B468	Tabitha Turley
B226	Lisa Wolf

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

D16	Eduard Blanco
F89	Kailey Guarasce
F27	Melvin Nye
E74	James Williams

Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541

C9	Mamie Pete Craig
G77AC	Jonathan Dominguez
E17	Dana Giles
C88	Joshua Leclair
D2	Charles Mobley
D7	Regina M. Sones
C10	Neal Stalker
F4	Joseph Treloar

July 11, 18, 2025 25-01421P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-000806
IN RE: ESTATE OF IAN THOMPSON HAMILTON
Deceased.

The administration of the estate of IAN THOMPSON HMILTON, deceased, whose date of death was February 4, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2025-CP-000806; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 11, 2025.

Personal Representative
SHERI H. HAMILTON
23623 Coral Ridge Lane
Land O Lakes, Florida 34639
Attorney for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com

July 11, 18, 2025 25-01408P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001077
IN RE: ESTATE OF MARIE T. SURMA
Deceased.

The administration of the estate of Marie T. Surma, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
Kathleen M. Harmon
404 9th Street
Wheeling, Illinois 60090
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001

July 11, 18, 2025 25-01407P

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the SageBrush Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, 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 and the District's fiscal year 2025-2026 proposed budgets. 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.sagebrushcdd.org/, or may be obtained by contacting the District Manager's office via email at sbrizendine@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.

Scott Brizendine
District Manager

July 11, 18, 2025 25-01405P

SECOND 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 August 12, 2025, at 10:30 a.m. at 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 2025-2026 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 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 Ext 7858.

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 11, 18, 2025 25-01350P

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the McKendree Pointe Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, 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 and the fiscal year 2025-2026 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 obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

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.

Larry Krause
District Manager

July 11, 18, 2025 25-01349P

SECOND INSERTION

The Acacia Fields 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 Acacia Fields Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, August 12, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 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"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Manager's office at sbrizendine@rizzeta.com at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Scott Brizendine
District Manager

July 11, 18, 25; August 1, 2025 25-01352P

SECOND INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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.

The Board of Supervisors (**"Board"**) for the Del Webb River Reserve Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE:	August 7, 2025
TIME:	11:30 a.m.
LOCATION:	Hilton Garden Inn – Tampa/Wesley Chapel 26640 Silver Maple Parkway 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, 2025, and ending September 30, 2026 (**"FY 2026"**). The second public hearing is being held pursuant to Chapters 190, 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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 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 Units	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	355	1.0	$695.30

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County (**"County"**) Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the noticed amount above shall serve as the not to exceed "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amount or another criterion within Section 197.3632(4), Florida Statutes, is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the above noticed maximum amounts would apply to your property. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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.

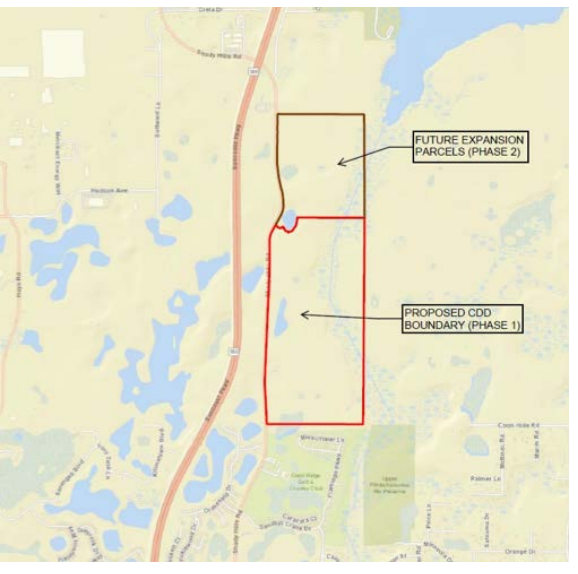
Additional Provisions

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 public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.

District Manager



July 11, 18, 2025 25-01430P

--- TAX DEEDS / PUBLIC SALES / ESTATE ---

SECOND 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 August 12, 2025, at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 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 2025-2026 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 www.mitchellranchcdd.org, or may be obtained by contacting the District Manager's office via email at welias@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.

Wesley Elias
District Manager

July 11, 18, 2025 25-01351P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000096TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100642
Year of Issuance: 06/01/2022
Description of Property:
26-24-21-0120-00200-0030
VICTORY ADDITION PB 2 PG 31 LOTS 3 & 4 BLOCK 2 DB 64 PG 443
Name(s) in which assessed:
JAMES ALEXANDER

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.

June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01391P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2025CP000517CPAXWS
IN RE: ESTATE OF ELIZABETH RIVERA, Deceased.

The administration of the Estate of ELIZABETH RIVERA, deceased, whose date of death was 9/28/2024, Case Number 2025CP000517CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN

THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 SO FILED 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 the 11 of July, 2025.

Personal Representative:
JOSE RIVERA,
5710 Bittersweet Drive,
Holiday, FL 34690
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number:1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com

July 11 18, 2025 25-01374P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 CONC travel trailer bearing Vehicle Identification Number 3503524720, and all personal items located inside the travel trailer. Last Tenant: Diana Marie Collins. Sale to be held at: Settler's Rest RV Resort, 37549 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-782-2003).

July 11, 18, 2025 25-01361P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000084TDAXXX

NOTICE IS HEREBY GIVEN,
That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2009054
Year of Issuance: 06/01/2021
Description of Property:
30-26-16-0050-00000-1320
ORANGEWOOD VILLAGE 3 PB 8 PG 13 LOT 132 OR 8516 PG 2440
Name(s) in which assessed:
JAMES T RATHBONE
LEANN RATHBONE

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.

June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01385P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000093TDAXXX

NOTICE IS HEREBY GIVEN,
That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2102931
Year of Issuance: 06/01/2022
Description of Property:
11-26-19-0050-01000-0330
LEXINGTON OAKS VILLAGE 11 PB 38 PGS 25-26 LOT 33 BLOCK 10 OR 4411 PG 948
Name(s) in which assessed:
KATHY JO PETTY
POWELL H ROBERTSON JR

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.

June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01388P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-CP-000583
IN RE: ESTATE OF LISA M. MEYER, Deceased.

The administration of the estate of LISA M. MEYER, deceased, Case No: 25-CP-000583, 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 11, 2025.

/s/ Derek t. Matthews
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992
KAITLYN N. BEASLEY, 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 11, 18, 2025 25-01409P

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 29, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line July 18, 2025, at 6:00am and ending July 29, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods and ZHNG Motorcycle.

Name	Unit
Scott L. Gibbs	83
2020 ZHNG Motorcycle VIN #L5YTCKPV1L1121905	
Kalliopi Lempidakis	193

July 11, 18, 2025 25-01413P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000079TDAXXX

NOTICE IS HEREBY GIVEN,
That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2000248
Year of Issuance: 06/01/2021
Description of Property:
26-23-21-0000-02500-0000
S1/2 OF SW1/4 OF NW1/4 E OF US 301 & S OF CUMMER RD EXCEPT PARCEL DESC AS:COM AT SE COR OF SW1/4 OF NW1/4 OF SEC 26 TH N89DEG 47'30"W 10.00 FT TH N00DEG 03'04"E 296.28 FT TH S89DEG 46'01"E 10.00 FT TH S00DEG 03'04"W 296.28 FT TO POB & SUBJECT TO R/W ESMT PER OR 9518 PG 959
Name(s) in which assessed:
LBMT PROPERTIES LLC
LOUIS SPIRO
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.

June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01381P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000076TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2007411
Year of Issuance: 06/01/2021
Description of Property:
32-25-16-0000-04800-0010
COM AT NE COR OF SE1/4 OF NW1/4 TH ALG NORTH LN OF SE1/4 OF NW1/4 370.73 FT FOR POB TH S10DEG44'0"W 83.37 FT TO PT IN PITHLACHASCOTEE RIVER TH N54DG 14'31"W 140.16 FT TO NORTH LN OF SE1/4 OF NW1/4 TH ALG NORTH LN 129.27FT TO POB
Name(s) in which assessed:
BELLEAIR BLUFFS PROPERTIES LLC
TAIT LUNDQUIST
REGISTERED AGENT
J MATTHEW MARQUARDT
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.

June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01378P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000078TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2007412
Year of Issuance: 06/01/2021
Description of Property:
32-25-16-0000-04800-0020
COM AT NE CORNER OF SE1/4 OF NW1/4 OF SEC TH ALG NORTH LN OF SE1/4 OF NW1/4 WEST 327.09 FT FOR POB TH S0DEG51'0"W 123.21 FT TO PT IN PITHLACHA- SCOTTEE RIV TH N54DEG14'31"W 70.66 FT TH N10DEG44'0"E 83.37 FT TH EAST 43.64 FT TO POB
Name(s) in which assessed:
TAIT LUNDQUIST
REGISTERED AGENT
J MATTHEW MARQUARDT
REGISTERED AGENT
BELLEAIR BLUFFS PROPERTIES LLC

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.

June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

July 11, 18, 25; Aug. 1, 2025
25-01380P

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 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:00 AM
Sale to be held at www.storagetreasures.com.
1241 - SUTHERLAND, STEPHEN; 2119 - Arango, Darlene; 2216 - mann, Elizabeth; 2218 - Honecker, Tina; 2220 - Holcomb, Crystal; 2251 - Cummings, Karen; 3158 - otten, Richard; 3235 - Stout, Stephanie; 3240 - Tello Stanley Insurance LLC Tello, James; 3276 - Cioc, John; 4015 - Dimarco, Richard; 5129 - healy, heather; 5131 - Sockwell, Charles; 5139 - Arango, Xena; 6001 - Bias, Ronald; 6003 - Bias, Ronald; 6027 - Wallace, Eugene; 7000 - Oquendo, Charles; 7026 - Davis, Daniel; 7032 - Slavinsky, Daniel

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
01033 - Hall, Cyric; 01072 - Rush, LaShawn; 01104 - Serafini, Maggi Dominguez; 02042 - Mfebe, Japhet; 02045 - shortridge, michael; 02099 - House, Tionne; 02115 - Pellot, Karian; 02138 - Pansey, Roy; 03082 - Arce, Mario; 03212 - Serafini, Maggi Dominguez; 04047 - Brown, Fonita; 04075 - Robertson, Korrie; 04104 - Dorris, Charquenetta; 04127 - Daye, Raven; 04201 - Lewis, Mercedes; 04213 - Richards, Ahmad

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.
021 - Gale, Brianne; 025 - Ruggs, Clifton; 041 - Devine, Kelly; 048 - Ramirez, Yecenia; 077 - Jenkins, Melissa; 094 - Rosser, Linda; 150 - Brown, Aaron; 155 - Garcia, Jorge; 198 - Melvin, Steven; 250 - fink, amanda; 260 - Lawrence, Daniel; 275 - Owensbrown, Tiffany; 310 - Melvin, Steven; PC005 - Lopez, Ermen; RV010 - Case, Aaron

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.
11018 - Rotella, Nettie; 11065 - Guzman, Judith Ann; 11072 - Andrews, Gregory; 11093 - Bell, Heather; 11101 - Brown, Anthony; 11144 - tokos, Judit; 11177 - Bates, Jennifer; 11192 - Lakes, Dakota; 11263 - Giacobbi, Julie A; 11285 - clark, Paul; 11289 - Thibault, Cody; 11291 - Schmidt, Amanda; 11296 - ghougassian, Daniel; 12004 - Veguilla, William; 12036 - komorowski, Stephanie; 12068 - Walker, Melissa; 12069 - Williams, James; 12085 - Torres, Tabitha; 12095 - Smith, Dylan; 12140 - Anderson, Melissa; 12141 - Hopkins, Alton Ray; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12214 - Dibernardinis, David; 12223 - Rawls, Jessica; 12230 - Woods, Shana N; 12268 - Taylor, Jayden; 12290 - Rieger, Joe; 13029 - Heredia, Roberto; 13050 - Toro, Oscar; 13121 - jackson, toby; 13193 - Bushard, Sarah; 13203 - Tokos, Judy; 13217 - Gutierrez, Angela; 13233 - Ducey, Joseph; 13254 - Lee, Yonsha; 13290 - Rawls, Jessica; 13346 - Powers, David; B118 - House, Breanne; B132 - Dever, Angela; B156 - Kilgore, Destyni; B202 - marino, marianne; B211 - Demarchi, Gordon Edward; B231 - kelly, Kaily; C103 - Derosier, Amber; C109 - cheatham, Michael; C204 - Howlett, Ezekiel; C223 - Farrell, Carlene; C228 - wallace, Ronald; C255 - Evans, Ronald; C260 - Howlett, Ezekiel; C325 - Maynord, Kevin; C373 - Moore, Misty; C378 - Bertram, Dean; C393 - Davis, Clarissa; C405 - Carvajal, Luis; D132 - Goodson, Nathaniel; D152 - North, Katrina; D208 - creson, Thomas; D219 - Walter, Amy; D244 - Johnson, Love; D245 - Tabani, Farzan; D255 - Huber, James; D258 - Taylor, Erik; D274 - Rowles, Rebecca; D303 - Brown, David; 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.
1004 - Alvarado, Inez; 1220 - Cummings, Annette; 1372 - Weeks, Richard; 1380 - Florida Wellness Medical group Unger, Stephen; 1401 - Hoyt, Reese; 1516 - Little, Devin; 1720 - Campbell, Christopher; 1936 - Ambrogio, Bradley; 2013 - Lovely, Joshua; 2303 - Riley, Jamie; 2316 - Ortiz, Jose; 2402 - Little, Devin

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.
A0006 - sarpong, Prince; A0024 - Backes, Ronald; A0044 - manzi, Robin; C1029 - Mock, Vickie; C1036 - Wilcoxson, Erika; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1121 - Lepage, Daniel; E1125 - St.Zalle, Tyrese; E1137 - brock, Chase; E1153 - Del Rio, Betsy; E1217 - neuhardt, shaina; E1224 - Martinez, Gabriella; E1238 - Gemalsky, Eonna; E2228 - Walton, Theresa; E2273 - Shihadeh, Michael David; E2294 - Rivera, Rosa; E2314 - Borrello, Jaymie; E2326 - Young, Kristin; E2358 - Johnson, Melissa

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0A126 - Hernandez, Gabriel; 0A141 - Evans, Andrew; 0A148 - Grace, Iemari; 0A150 - Hyatt, Adam; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0B008 - Shackett, Sarah; 0B013 - Goodin, Nikko; 0B021 - coats, janie; 0B031 - diesing, Ashley; 0B040 - Rosenfelt, Ashley; 0D005 - Ware, Angela; 0D035 - Oyola, Daniel; 0E008 - Howard, Robert; 0E010 - Anih, Marita; 0E023 - Talley, Joey; 0E050 - Jones, Stefania; 0E063 - brown, Alex; 0E069 - Breitsprecher, Michael; 0E115 - Knox, Tracy; 0E117 - Landi, Crystal; 0E126 - Morgan, Angela; 0E185 - Antunez, Tomas; 0E186 - Chapman, Matthew; 0E226 - crow, Skylar; 0E231 - Carbone, John; 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.
016 - Oyerbides, Heather; 050 - Horn, Janice; 072 - Johnson, Akira; 078 - Meza, Gary; 202 - valencia, gina; 225 - Bolling, Ineice; 232 - Blainey, FRank; 239 - Ballew, Michael; 256 - Bell, Vivian; 268 - Saviano, Danielle; 312 - Rutchey, Christopher; 319 - Pavelka, Gina; 345 - Likly, Mary Kathryn; 385 - Bryant, Carmen; 413 - McIntosh, Michael; 452 - Moorehead, Susan; 459 - Finck, Stephanie; 487 - Oehl, Peter; 500 - Davis, Tiffany; 558 - Ballew, Michael; 560 - villarrubia, Danelia alexia; 570 - Louden, James; 589 - Russell, Amy; 595 - Larsen, Jennifer; 607 - Likly, Mary Kay

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.
1025 - Espada, Tiffany; 1031 - Ostojic, Destiny; 1037 - Celluzzi, Anthony; 1047 - Corazza, Paul; 1064 - Bellamy, Kyle; 1065 - Saslaw, Barry; 1069 - Glover, Alicia; 1113 - Massaro, Tamara; 1150 - White, Bryan; 1163 - Wright, Daniel; 1166 - Schiedenhelm, Ashley; 1168 - Seeland, Sara; 1172 - Diversified interior solutions Mihalik, Zoltan; 1181 - Hicks, Ashley; 1214 - Russella, James; 2105 - Zalneraitis, Melinda; 2125 - Bryant, Michael; 2131 - Lemons, Danielle; 2142 - brush, Tiffany; 2147 - Deblasio, Daniel; 2235 - Casique, Ingrid; 2241 - Arruda, Daniel; 2261 - Smith, Dana; 2268 - Carpenter, Stephanie; 2279 - nelson, John; 3009 - Ranno, Jessica; 3010 - Ramos, Melissa; 3011 - Thompson-Barham, Elisabeth; 3103 - Shipley, Jaclyn; 3115 - Nelson, Melanie; 3131 - Christian, Gordon; 3206 - Amos, Barbara; 3209 - COLEY, INTIMATE SHERMIRA; 3229 - Kirk, America; 3239 - Caldwell, Andrew J; 3263 - Ferry, Mike; 3302 - Smith, Tamara; 3306 - Benton, Jordan Lones; 3321 - Correa, Heremias; 3345 - Keen, Delores; 3347 - Soto, Yajaira; RV22 - Celluzzi, Alexandra

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storagetreasures.com.
1087 - Lock, Annette; 1094 - Hoffeller, Dorian; 1133 - Torres, Stephanie; 1138 - Graves, Carol; 2027 - Johns, Kendra; 2102 - Moody, Nicole; 2115 - Garcia, Russell; 2243 - Keister, John; 3001 - Smith, Johnathan; 3033 - Jasmin, Rebecca; 3056 - White, Elna; 3075 - White, Elna; 3091 - Gordon, Nicole; 3177 - Rosado, Melissa; 3199 - Lowe, Eric; 3217 - Melton, Narjhara; 3230 - Marriott, Mildred; 3236 - Carver, John; 3242 - Hurd, Theresa; 4046 - Rein, Carol; 4062 - Absher, Deanne; 5034 - Sorrells, Daniel

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 11, 18, 2025 25-01362P

--- TAX DEEDS ---

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000107TDAXXX

NOTICE IS HEREBY GIVEN,
That FNA DZ LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2101324
Year of Issuance: 06/01/2022
Description of Property:
03-26-21-0040-00000-0070
PARKVIEW ACRES PB 8 PG 52 LOT 7 OR 3264 PG 638
Name(s) in which assessed:
MARY ALICE GRATHWOHL
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01398P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000075TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2003638
Year of Issuance: 06/01/2021
Description of Property:
12-26-18-0000-02600-0010
THAT PORTION OF NORTH 440 FT OF N1/2 OF NW1/4 OF SE1/4 OF SEC 12 LYING EAST OF FDOT WATER STORAGE AREA POND 2 DESC IN OR 4325 PG 533 DESC AS:COM AT CENTER OF SEC 12 TH S89DEG 26'26"E ALG N BDY OF NW1/4 OF SE1/4 OF SEC 12 757.34 FT TO NW COR OF POND 2 TH S89DEG 26' 26"E 491.07 FT TO NE COR OF POND NO 2 FOR POB TH S00DEG 33'34"W 39.84 FT TH S17DEG 19' 34"E 29.01 FT TH S23DEG50'16"E 32.25 FT TH S02DEG 20'08"E 52.25 FT TH S01DEG 44'58"W 31.40 FT TH S19DEG 35'26"W 36.82 FT TH S09DEG 00'06"E 40.85 FT TH S09DEG 40'21"E 37.18 FT TH S03DEG 23'34"E 31.82 FT TH S15DEG 29'09"W 38.72 FT TH S17DEG 06'17"W 42.78 FT TH S00DEG 33'34"W 37.94 FT TO S BDY OF N 440 FT OF N1/2 OF NW1/4 OF SE1/4 OF SEC 12 TH S89DEG 19'38"E 70.57 FT TO E BDY OF NW1/4 OF SE1/4 TH N00DEG 18'21"E 440.32 FT TH N89DEG 26'26"W 74.26 FT TO POB OR 6670 PG 137
Name(s) in which assessed:
BLACK LAKE PROPERTIES LLC
LAURA A VANHISE
REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01377P

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com
07-08-25

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000094TDAXXX

NOTICE IS HEREBY GIVEN,
That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2103768
Year of Issuance: 06/01/2022
Description of Property:
20-26-18-0070-00600-0040
BALLANTRAE VILLAGE 5 PB 52 PG 030 BLOCK 6 LOT 4
Name(s) in which assessed:
TANVEER AKHTAR
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01389P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000082TDAXXX

NOTICE IS HEREBY GIVEN,
That BRYNA ATHELLA PASCUA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1707082
Year of Issuance: 06/01/2018
Description of Property:
27-24-16-0160-00000-0071
GULF SPRINGS PARK PB 2 PG 61 SOUTH 60 FT OF LOT 7 & NORTH 15 FT OF LOT 19 OR 5948 PG 724
Name(s) in which assessed:
ROBERT BAMMANN
JUDITH ELLEN DONNELLY
ESTATE OF ROBERT BAMMANN DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01383P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000101TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2119247
Year of Issuance: 06/01/2022
Description of Property:
12-26-21-0080-00000-0151
OTIS MOODY UNREC W 70 FT OF E 505 FT OF S 100 FT OF N 460 FT OF SW 1/4 OF SE 1/4 OF NE 1/4 AKA LOT 16 IN SECTION 12 SUBJECT TO A PERPETUAL EASEMENT FOR RIGHT OF WAY OF RILEY AVE PER OR 4589 PG 1748; OR 601 PG 133 & OR 830 PG 1605
Name(s) in which assessed:
MERDIA BELLE HAYNES
MARION HAYNES
MERDIA BELLE ROBERTS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01396P

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000077TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2001653
Year of Issuance: 06/01/2021
Description of Property:
14-26-21-0120-00400-0040
CUNNINGHAM HOMESITES PB 5 PG 74 LOTS 4 & 5 OR 9323 PG 3217
Name(s) in which assessed:
REBECCA JO SEALS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01379P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000092TDAXXX

NOTICE IS HEREBY GIVEN,
That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2105782
Year of Issuance: 06/01/2022
Description of Property:
27-24-16-0010-00A00-0192
US HWY 19 NO 9 B 5 P 66 W 150 FT OF N 125 FT LOT 19 BLK A OR 9000 PG 2368
Name(s) in which assessed:
JOHN R LEYDEN
SUSAN S LEYDEN DECEASED
SUSAN S LEYDEN
SUSAN S PRACK-LEYDEN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01387P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000080TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1608203
Year of Issuance: 06/01/2017
Description of Property:
15-26-18-0000-01000-0031
S 300 FT OF E1/2 OF NE1/4 OF SE1/4 OF SEC 15 OR 9638 PG 2964
Name(s) in which assessed:
JOSEPH URBAN DECEASED
THE ESTATE OF DOREEN URBAN DECEASED
ARTURO UZDAVINIS
REGISTERED AGENT
KAREN SCHOLFIELD
RUSSELL URBAN
CAROL URBAN
WHITE INVESTMENTS UNLIMITED LLC
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01382P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000095TDAXXX

NOTICE IS HEREBY GIVEN,
That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2105160
Year of Issuance: 06/01/2022
Description of Property:
21-25-17-0150-24800-0180
MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 18 & 19 BLOCK 248 OR 9258 PG 1408
Name(s) in which assessed:
JESSICA ARLENE DELUCA
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01390P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000168TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2107301
Year of Issuance: 06/01/2022
Description of Property:
28-25-16-0030-00000-0080
MICKEVICH SUB PB 6 PG 143 LOT 8
Name(s) in which assessed:
VINCENT R CAMMARANO
JASON P CAMMARANO
RACHAEL PALMER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01399P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000083TDAXXX

NOTICE IS HEREBY GIVEN,
That BRYNA ATHELLA PASCUA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1903262
Year of Issuance: 06/01/2020
Description of Property:
26-25-19-0010-00000-0371
CIRCLE EIGHT ACRES PHASE 1 UNREC PLAT POR LOT 37 DESC AS COM AT SW COR OF SECTION TH S89DEG 04'20"E 841.28 FT TH N16DEG 51'56"W 256.09 FT TH ALG ARC OF CURVE LEFT RADIUS 251.27 FT CHD N38DEG 59'58"W 189.34 FT TH N61DEG 08'00"W {148.44} (D1) FT TH N28DEG 52' 00"E 410.07 FT TH S80DEG 09' 57"E 110.00 FT TO POB TH S32 DEG 57'32"E 124.54 FT TH N00 DEG 45' {08"} (D2) E 92.55 FT TH N80DEG 09'57"W 70.00 FT TO POB OR 5472 PG 1787
Name(s) in which assessed:
CORVIN E MORRIS
DOROTHY MORRIS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01384P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10339

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000098TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2104544
Year of Issuance: 06/01/2022
Description of Property:
09-25-17-0010-00G00-0110
MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 11-13 INCL BLOCK G OR 8981 PG 1025
Name(s) in which assessed:
MELVIN LEWIS FORD
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01393P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000097TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2100905
Year of Issuance: 06/01/2022
Description of Property:
35-24-21-0030-00600-0030
ADVERSE POSSESSION CARVER HEIGHTS ADDITION NO 2 PB 4 PG 58 LOT 3 BLOCK 6
Name(s) in which assessed:
RUBY ADAMS
MELVIN ADAMS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01392P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000102TDAXXX

NOTICE IS HEREBY GIVEN,
That FNA DZ LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2106399
Year of Issuance: 06/01/2022
Description of Property:
09-25-16-0760-00000-2420
PINELAND PARK UNREC PLAT LOT 242 FURTHER DESC AS A POR OF TRACT 38 OF PORT RICHEY LAND COMPANY PB 1 PG 61 DESC AS COM AT NE COR OF SAID TRACT 38 TH S00DEG21' 13"W 135 FT FOR POB TH CONT S00DEG21' 13"W 50 FT TH N89DEG51' 58"W 106.53 FT TH N00DEG21' 13"E 50 FT TH S89DEG 51' 58"E 106.53 FT TO POB LESS EAST 1 FT THEREOF & SUBJ TO AN EASEMENT FOR R/W & UTILITIES OVER WEST 25 FT & SUBJ TO A DRAINAGE/UTILITIES EASEMENT OVER EAST 7.5 FT & NORTH 3 FT & SOUTH 3 FT OR 9197 PG 829
Name(s) in which assessed:
JULIO ACOSTA
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01397P

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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000099TDAXXX

NOTICE IS HEREBY GIVEN,
That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2105068
Year of Issuance: 06/01/2022
Description of Property:
21-25-17-0120-20700-0260
MOON LAKE ESTATES UNIT 12 PB 5(O1)PG 151 LOTS 26 & 27 BLOCK 207 OR 8409 PG 840
Name(s) in which assessed:
SHRUTI TURNER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01394P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000090TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1909319
Year of Issuance: 06/01/2020
Description of Property:
29-25-16-0130-00000-00A0
PORT RICHEY COMMERCIAL PARK PB 29 PGS 61-62 TRACT A OR 3760 PG 1482 OR 4735 PG 747 OR 4736 PG 1546 OR 5627 PG 876 OR 6268 PG 701 & OR 7274 PG 1637 OR 8428 PG 1215
Name(s) in which assessed:
R J CLARK ET AL
W BORRACK ET AL
R J CLARK & W BORRACK ET AL
ROBERT J CLARK
WILLIAM BORRACK
WILBRIT PROPERTIES LLC
WILLIAM J ROGERS
REGISTERED AGENT
MARY A BURNARD
REGISTERED AGENT
DONALD ANDREW JOHNSON DECEASED TRUSTEE
THE DONALD ANDREW JOHNSON REV TR DTD JAN 26 2005
DON R DOWNING
DESIGN DASHER INC
D G MCMULLEN JR TRUST
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am.
June 25, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 11, 18, 25; Aug. 1, 2025
25-01386P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000141CPAXWS
Division Probate
IN RE: ESTATE OF
Peter Ralph Ferrero,
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 Peter Ralph Ferrero, deceased, File Number 2025CP-000141CPAXWS; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite #207, New Port Richey, FL 34654; that the decedent's date of death was May 28, 2024; that the total value of the estate is $5,753.17 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Creditors:
NONE
Beneficiaries:
Susan M. Malvik
24041 Park Place Drive S, #47
Port Charlotte, FL 33980

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 11, 2025.

Person Giving Notice:
/s/Susan M. Malvik
Susan M. Malvik
Personal Representative
24041 Park Place Drive S, Unit 47
Port Charlotte, FL 33980
Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
July 11, 18, 2025 25-01429P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-000902-CP
IN RE: ESTATE OF
LEO HADLEY, JR.
Deceased.

The administration of the estate of Leo Hadley, Jr., deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 11, 2025.

Personal Representative:
Sarah L. Lovallo
9557 134th Way
Seminole, Florida 33776
Attorney for Personal Representative:
Edward C. Castagna, Jr., Attorney
Florida Bar Number: 0198102
611 Druid Rd. E, Suite 717
Clearwater, FL 33756
Telephone: (727) 446-6699
Fax: (727) 446-3388
E-Mail: eservice.castagna@gmail.com
July 11, 18, 2025 25-01432P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512025CP000851CPAXES
Division Probate
IN RE: ESTATE OF
PAUL CURTIS ALBERT
Deceased.

The administration of the estate of Paul Curtis Albers, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Dr, 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.

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

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 11, 2025.

Personal Representative:
Brandie K. Hunter
13742 17th St
Dade City, Florida 33525
Attorney for Personal Representative:
David R. McCallister
Email Address:
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 11, 18, 2025 25-01376P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-001086
IN RE: JOHN PAUL ARMSTRONG
Deceased.

The administration of the estate of John Paul Armstrong, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2025-CP-001086; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 11, 2025.

Petitioner
Joseph M. Clapp
225 High St.
Petaluma, CA 94952
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
July 11, 18, 2025 25-01428P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001069
IN RE: ESTATE OF
TRACY ALLEN CLINE
A/K/A ALLEN CLINE
Deceased.

The administration of the estate of TRACY ALLEN CLINE A/K/A ALLEN CLINE, deceased, whose date of death was April 29, 2025, 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 July 11, 2025.

Personal Representative:
VICKIE RENEE COLLINS
6610 Orange Blossom Trail
New Port Richey, Florida 34653
Attorney for Personal Representative:
JALEH LEE, ESQ.
Florida Bar Number: 92966
5802 State Road 54
New Port Richey, FL 34652
Telephone: (727) 853-1200
Fax: (727) 376-3146
E-Mail: jaleh@pascoelderlaw.com
Secondary E-Mail:
paralegal@pascoelderlaw.com
July 11, 18, 2025 25-01431P

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0917-WS
IN RE: ESTATE OF
ELIZABETH ANN RAUCHEISEN
Deceased.

The administration of the estate of ELIZABETH ANN RAUCHEISEN, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 11, 2025.

Personal Representative:
ROBERT L. TOMASZEWSKI
5335 El Cerro Dr.
New Port Richey, FL 34655
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
July 11, 18, 2025 25-01423P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
No. 2025-CP-005119
IN RE: ESTATE OF
KENNETH B. CHOCO,
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the Court is 315 Court St. Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this ,notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YO U RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is April 19, 2025. The date of first publication of this Notice is: July 11, 2025.

/s/ Donna L. Choco
DONNA L. CHOCO
Personal Representative
Nicholas J. Taldone
Attorney for Personal Representative
5802 State Road 54
New Port Richey Fl 34652
Florida Bar No. 102598
Phone: (727) 375-0390
Fax: (727) 494-1036
SPN: 00390077
July 11, 18, 2025 25-01410P

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO.
512024CA003090CAAXES
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
SEAN LONG; SEAN LONG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHANNON VERNON LONG A/K/A SHANNON LONG, DECEASED; JON L. AUVIL, P.A., D/B/A AUVIL WALTERS-ATTORNEYS AT LAW; 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).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 26, 2025, and entered in Case No. 512024CA003090CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and SEAN LONG; SEAN LONG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHANNON VERNON LONG A/K/A SHANNON LONG, DECEASED; JON L. AUVIL, P.A., D/B/A AUVIL WALTERS-ATTORNEYS AT LAW; 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, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on July 30, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 20, VILLAGE GROVE PLAT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 66 AND 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH 1982 TWIN MOBILE HOME ID # T24712841A AND T24712841B; FOR WHICH THE TITLES SHALL BE RETIRED/CANCELLED. THE MOBILE HOME IS PERMANENTLY AFFIXED TO THE LAND.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED July 1, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@dallegal.com
1446-209985 / TM1
July 11, 18, 2025 25-01368P

Q&A
What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.
LV18237_V22

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.:
51-2025-CA-000284-CAAX-ES
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
GREGORY WAYNE TIBBLES; FLORIDA HOUSING FINANCE CORPORATION; THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC.; WIREGRASS RANCH MASTER ASSOCIATION, INC.; ANNA MARIA MELISSA OUTTEN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 30 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 4, OF ARBORS AT WIREGRASS RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 28516 TRANQUIL LAKE CIR, WESLEY CHAPEL, FL 33543

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

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

Dated this 02 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00281 | Bidder Number: 9180
July 11, 18, 2025 25-01367P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
2025DP000051DPAXWS
In the Interest of:
J.D. DOB: 6/13/2023
Minor Child.

TO: Anthony Macchi
RESIDENCE UNKNOWN

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of J.D., a female child, born on 06/13/2013 in Pinellas County, State of Florida to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 August 23, 2025, at 10:30 A.M.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings 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 or voice impaired, call 711.

(SEAL)
BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Megan Sastre
Assistant State Attorney
Bar No. 1030713
PascoDPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 847-8158

Representing the FL Department
WITNESS my hand as a Clerk of said court and the Seal thereof, this 8 day of July, 2025.

Office of Nikki Alvarez-Sowles, Esquire
CLERK AND COMPTROLLER
By: Jacqueline Minton
Deputy Clerk

Jul. 11, 18, 25; Aug. 1, 2025 25-01426P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001266
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
JACOB MANNING; et al.,
Defendant(s).

TO: Claudia Edith Mejia Quinonez
Last Known Residence: 13933 Nesbit Ct Hudson, FL 34669

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

LOT 427, LAKESIDE PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 139-144, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 11th, 2025, 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 or petition.

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

Dated on July 7, 2025.
As Clerk of the Court
By: Shakira Ramirez Pagan
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1091-2909B
Ref# 11824
July 11, 18, 2025 25-01406P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001605CAAXWS
ONSLOW BAY FINANCIAL, LLC.; Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF TROY RAINES; UNKNOWN SPOUSE OF TROY RAINES; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF TROY RAINES
Last Known Address UNKNOWN

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

LOT 7 AND THE EAST 30 FEET OF LOT 8, BLOCK 5, JASMIN POINT ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 7213 JASMIN DR, NEW PORT RICHEY, FL 34652

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BEFORE 08/11/2025.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this July 3, 2025.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
(SEAL)
Deputy Clerk:
Haley Joyner

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
July 11, 18, 2025 25-01372P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024-CA-003015
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
BETHANY A. DAVIS, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 7, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lots 3 and 4, PALM SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 5, Page 77, of the Public Records of Pasco County, Florida.

Property Address: 5121 Behms Court, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 7th day of July, 2025.

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 11, 18, 2025 25-01369P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2025CA000475CAAXWS
Division J2
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
LISA M KOZELKA, ROBERT J. KOZELKA III, et al.
Defendants.

TO: ROBERT J. KOZELKA, III
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
6102 ACKLEY RD
CLEVELAND, OH 44129
LISA M KOZELKA
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
9010 MAIDEN LANE
HUDSON, FL 34667

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOTS 9 AND 10, LAKE BAYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 120, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

BEGINNING AT THE ¼ SECTION CORNER OF THE WEST LINE OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, RUNNING NORTH FOR A DISTANCE OF 165.0 FEET THEN EAST FOR A DISTANCE OF 124.90 FEET THEN SOUTH A DISTANCE OF 165.0 FEET AND THEN WEST 124.90 FEET TO THE POINT OF BEGINNING.

commonly known as 9010 MAIDEN LANE, HUDSON, FL 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before AUGUST 11TH, 2025, (or 30 days from the first date of publication, whichever is later) 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.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: July 3, 2025
CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Jennifer M. Scott
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
328202/2528666/wlp
July 11, 18, 2025 25-01370P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA003160CAAXWS
DIVISION: J3
Wells Fargo Bank, N.A. Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Grace Ethel Wilkins a/k/a Grace E. Wilkins f/k/a Grace E. Hunter, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Edward Raymond Wilkins a/k/a Edward R. Wilkins Jr. a/k/a Edward R. Wilkins; Eric Thomas Wilkins a/k/a Eric T. Wilkins; Unknown Spouse of Edward Raymond Wilkins a/k/a Edward R. Wilkins Jr. a/k/a Edward R. Wilkins; Unknown Spouse of Eric Thomas Wilkins a/k/a Eric T. Wilkins; Esplanade at Starkey Ranch Neighborhood Association, Inc.; Starkey Ranch Master Property Owner's Association, Inc.; State of Florida Department of Revenue; Clerk of the Circuit Court for Pasco County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA003160CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Grace Ethel Wilkins a/k/a Grace E. Wilkins f/k/a Grace E. Hunter, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, 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 October 29, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 174 OF ESPLANDADE AT STARKEY RANCH PHASES 2A & 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE(S) 8 THROUGH 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA..

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 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
23-328177 FC01 WNI
July 11, 18, 2025 25-01371P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CC005360CCAXWS
SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation,
Plaintiff, v.
VINCENT J. ESPINOSA A/K/A VINCENT ESPINOZA A/K/A VINCENT J. SABO, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated July 3, 2025, and entered in Case No. 2024CC005360CCAXWS of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein SENATE MANOR HOMEOWNERS ASSOCIATION, INC, a Florida corporation, is the Plaintiff and VINCENT J. ESPINOSA A/K/A VINCENT ESPINOZA A/K/A VINCENT J. SABO, ANDREW SABO A/K/A ANDREW GENNARO SABO A/K/A ANDRE G. SABO, CHRISTINE M. SABO, and any and all UNKNOWN PERSON(S) in possession are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on August 6, 2025, the following described property as set forth in said Final Judgment, to wit:

Unit 282, of SENATE MANOR MOBILE HOME PARK, A CO-OPERATIVE, according to Exhibit "A" (Plot Plan) of the Master Form Proprietary Lease recorded in O. R. Book 1661, Pages 790 through 812, as amended in O.R. Book 1672, Page 863, and in O.R. Book 1988, Page 351, and that certain Memorandum of Proprietary Lease recorded on December 15, 1987, in O.R. Book 1665, Page 206, as assigned by that certain Assignment of Proprietary Lease recorded on November 18, 2021, in O.R. Book 10488, Page 3954, all of the Public Records of Pasco County, Florida, together with any equity owned in said unit or any assets of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., including Stock Certificate Number 282C, representing one (1) share in SENATE MANOR HOMEOWNERS ASSOCIATION, INC., and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant thereto.

Property Address: 10803 Freedom Drive, Port Richey, FL 34668
Parcel Identification # 16-25-16-003A-00000-2820

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

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 (voice) in New Port Richey; (352) 521-4274, ext 8110 (voice) 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 July 8, 2025
By: /s/ Jonathan James Damonte, B.C.S.
Jonathan James Damonte, B.C.S.
Attorney for Plaintiff
July 11, 18, 2025 25-01425P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA000956CAAXWS
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED NOTES,
Plaintiff, vs.
BEVERLY F. WYNNE A/K/A BEVERLY WYNNE; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN WYNNE A/K/A JOHN R. WYNNE A/K/A JOHN R. WYNNE, SR., DECEASED; DANIEL JOHN WYNNE; JOHN WYNNE, JR.; JAMES LAWRENCE WYNNE; SCOTT WYNNE; JEROME KENNETH WYNNE A/K/A JERRY WYNNE,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Consent Uniform Final Judgment of Foreclosure dated May 2, 2025, and entered in Case No. 2024CA000956CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Notes, is Plaintiff and Beverly F. Wynne a/k/a Beverly Wynne; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of John Wynne a/k/a John R. Wynne a/k/a John R. Wynne, Sr., Deceased; Daniel John Wynne; John Wynne, Jr.; James Lawrence Wynne; Scott Wynne; Jerome Kenneth Wynne a/k/a Jerry Wynne, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose.com at 11:00 A.M. on the 2nd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 496, SEVEN SPRINGS HOMES UNIT THREE-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7502 Jenner Avenue, New Port Richey, Florida 34655

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 7/2/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 19-400398
July 11, 18, 2025 25-01373P

The Facts

How Costs Exploded

the Black Hole of Health Care

Since Medicare and Medicaid began, health care has become more expensive and less efficient. Re-privatizing medical care is the only way to fix it.

BY **MILTON FRIEDMAN**

Some years ago, I came across a study by Dr. Max Gammon, a British physician who also researches medical care, comparing input and output in the British socialized hospital system. Taking the number of employees as his measure of input and the number of hospital beds as his measure of output, he noted that long waiting lists for hospital admission assured that all beds were in use. This meant that the total number of beds could be taken as equal to the number of occupied beds. He found that input had increased sharply, whereas output had not only failed to keep pace but had actually fallen.

He was thus led to enunciate what he called "the theory of bureaucratic displacement." In his words, in "a bureaucratic system … increase in expenditure will be matched by fall in production. … Such systems will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources, and shrinking in terms of 'emitted' production."

I have long been impressed by the operation of Gammon's law in the U.S. school system: input, however measured, has been going up for decades, and output, whether measured by number of students, number of schools, or even more clearly, quality, has been going down.

The recent surge of concern about the rising cost of medical care, and of proposals to do something about it—most involving a further move toward the complete socialization of medicine—reminded me of Gammon's study and led me to investigate whether his law applied to U.S. health care.

The major advances in medical care in the past half century have greatly benefited most of us. Indeed, I would not be alive today if it were not for some of them. Yet the question remains whether these gains were promoted or retarded by the extraordinary rise in the fraction of national income spent on medical care. How does output compare with input?

HOSPITALS

Even a casual glance at figures on input and output in U.S. hospitals indicates that Gammon's law has been in full operation for U.S. hospitals since the end of World War II, especially since the enactment of Medicare and Medicaid in 1965.

Before 1940 input and output both rose (input somewhat more than output presumably because of the introduction of more sophisticated and expensive treatments). The cost of hospital care per resident of the United States, adjusted for inflation, rose from 1929 to 1940 at the rate of 5% per year; the number of occupied beds, at 2.4% a year (see table below). Cost per patient day, adjusted for inflation, rose only modestly.

The situation was very different after the war. From 1946 to 1989 the number of beds per one thousand population fell by more than half; the occupancy rate, by an eighth. In sharp contrast, input skyrocketed. Hospital personnel per occupied bed multiplied nearly sevenfold, and cost per patient day, adjusted for inflation, an astounding twenty-six-fold, from $21 in 1946 to $545 in 1989 at the 1982 price level. One major engine of these changes was the enactment of Medicare and Medicaid in 1965. A mild rise in input was turned into a meteoric rise; a mild fall in output, into a rapid decline.

1-MEDICAL EXPENSES PROVE GAMMON'S LAW

Notice how the increase in medical expenditures have resulted in lower productivity — more employees and expenses while the number of beds (patients served) has shrunk.

	1923	1929	1940	1946	1965	1989
Beds per 1,000 population	6.8	7.5	9.3	10.3	8.8	4.9
Percentage of beds occupied	73.0%	80.0%	84.0%	80.0%	82.0%	69.6%
Cost per patient day in constant (1982) dollars		$18	$22	$21	$71	$545
Personnel per occupied bed				0.7	1.4	4.6
Hospital expense as % of total medical expense		17.8%	24.3%	24.0%	32.1%	35.6%
Medical cost / person / year in constant (1982) dollars						
Hospital		$30	$52	$63	$190	$683
Other		$143	$164	$200	$403	$1,237
TOTAL	$136	$173	$216	$263	$593	$1,920
PHYSICIANS						
Number per 100,000 population	130	125	133	135*	153	252†
Median income‡ (Constant 1982 dollars)		$21,722	$23,191	$34,407	$82,391	$99,016†
Ratio to per capita income		5.1	5.2	6.6	10.7	9.1†

*1949 †1987 ‡"Nonsalaried physicians" through 1965; "incorporated and unincorporated" in 1987

Taken by itself, the decline in the number of occupied beds could be interpreted as evidence of the progress of medical science: a healthy population needs less hospitalization, and advances in science and medical technology have reduced the length of hospital stays and enabled more procedures to be performed outside the hospital.

That may well be part of the reason for the decline in output, perhaps a major part. But that does not explain much, if any, of the rise in input. True, care has become more sophisticated and expensive, and medical machines, more complex. Yet improvements in health and in the quality of hospital care do not appear to have proceeded more rapidly after 1965 than before.

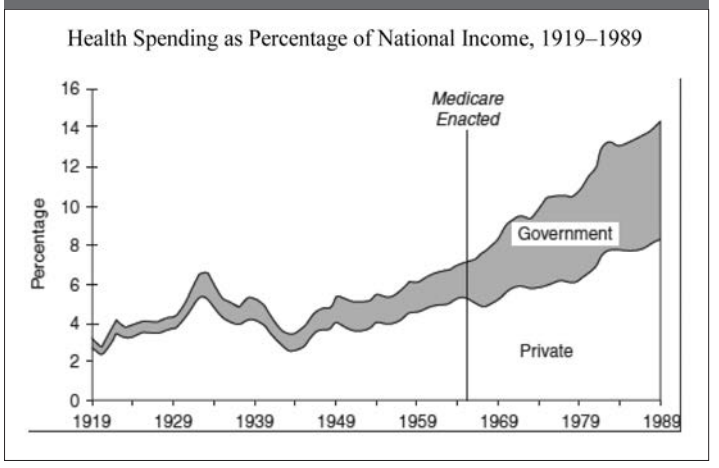
Indeed, there is some evidence that the reverse is true. Whereas reported expenditures on research (per capita and in constant dollars) rose at the rate of 15% a year from 1948 to 1964, they rose at less than 2% a year from 1965 to 1989. Yet the number of occupied beds per thousand population fell by 1% a year from 1946 to 1964 and by 2.5% a year from 1965 to 1989. Cost per patient day rose by 6% in the first period, 9% in the second.

Gammon's law, not medical miracles, was clearly at work.

The federal government's assumption of responsibility for hospital and medical care of the elderly and the poor provided a fresh pool of money, and there was no shortage of takers. Personnel per occupied bed, which had already doubled from 1946 to 1965, more than tripled from that level after 1965. Cost per patient day, which had already more than tripled from 1946 to 1965, multiplied a further eightfold after 1965. The difference between the rise in personnel and costs reflects expenditures on expensive equipment and higher prices for medical personnel relative to other goods.

Growing costs, in turn, led to more regulation of hospitals, further increasing administrative expense.

2-MEDICARE FUELS SPENDING



Unfortunately, I have been unable to uncover comprehensive and readily available data for a sufficiently long period to judge how large a role was played by increasing administrative costs. Anecdotal evidence suggests that increased administrative complexity played a major role in the explosion of total cost per patient day and led to a shift from hospital to outpatient care, accelerating the decline in occupied beds.

Experts in medical care and in hospital administration can doubtless expand this amateur's explanation and put flesh on the stark evidence from the limited statistical data. But a fuller description is hardly likely to alter the bottom line: In Gammon's words, "a bureaucratic system … will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources and shrinking in terms of 'emitted' production."

OTHER MEDICAL CARE

Although hospital cost has risen as a percentage of total medical cost from 24% in 1946 to 36% in 1989, it is still a minor part of total medical cost. It is tempting to apply Gammon's analysis to total medical cost rather than simply to hospital care.

There is no problem about input. Estimates of expenditure on medical care are readily available for the post-war period and can be estimated back to 1919 and corrected readily for the rise in population and in the price level.

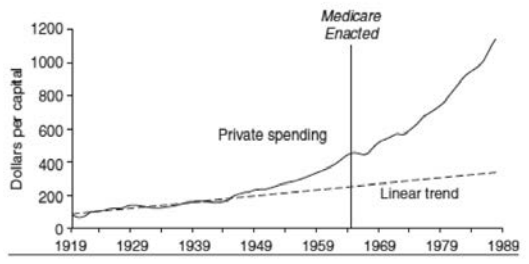
In figure 2 below, I show total health spending as a percentage of national income from 1919 on and its division between private and governmental spending. Except for the Great Depression, when the collapse of incomes raised the percentage sharply, health spending from 1919 on rose gradually but stayed between about 3% and 4% of total national income. Government spending was only a modest part of that total and was primarily state and local rather than federal.

For example, in 1940 federal spending was about one-sixth of total government spending on health care. After the war total spending on health care tripled as a fraction of national income, and government spending, particularly federal, became an increasing fraction of the total.

In figures 3, 4, and 5 (see page 8), I present the same data as dollars per capita in constant prices. Private spending rose at a steady arithmetic rate up to the end of World War II, increasing by $3.30 per capita a year, with only minor deviations as a result of cyclic forces. The increase reflected mostly the long-term increase in income. As a percentage of national income, private spending stayed between 3.5% and 5% from 1922 to 1958 except for some of the depression years. From 1958 on, private spending began to rise as a percentage of national income — at first slowly, then more rapidly, reaching more than 8% by 1989.

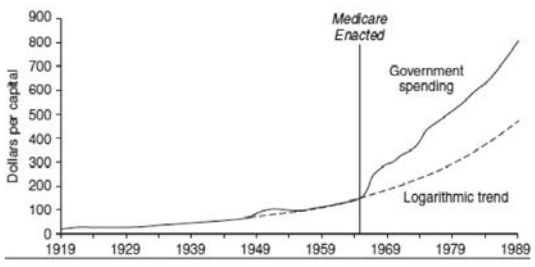
3-PRIVATE HEALTH SPENDING

Private Health Spending, 1919–1989, and Linear Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices.)



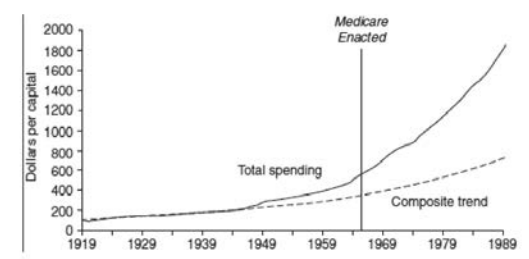
4-GOV'T HEALTH SPENDING

Government Health Spending, 1919–1989, and Log Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices.)



5-TOTAL HEALTH SPENDING

Total Health Spending, 1919–1989, and Composite Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices; composite trend is sum of linear trend for private and logarithmic trend for government.)



Government spending behaved somewhat differently, rising at a rather constant percentage rate, 3.5% a year, from 1919 all the way to 1965 except for a short post-war bulge. The enactment of Medicare and Medicaid produced an explosion in government spending that went sharply higher than the extrapolated trend.

In the process, government's share of total spending went from 15% during the 1920s to 25% in 1965 before surging to 42% in the next two decades, or from less than 1% of national income to nearly 6%.

The data from figures 3 and 4 are combined in figure 5 to show that, if the earlier trends had continued, total spending in 1989 would have been less than half as much as it actually was.

One major physical input is the number of physicians. Physicians numbered 157 per 100,000 population at the turn of the century, gradually declined to 125 by 1929, and then rose slowly to 133 by 1959 before beginning an exponential climb to 252 by 1987, the latest year for which I have data. The rapid increase in the number of physicians was preceded by a sharp rise in their median income, from a level less than 7.0 times per capita income to a peak of 11.6 to 1 in 1962 (see the final line in table 1).

As cost containment became more pressing, the rise in the number of physicians was accompanied by a decline in their relative income, though their income continued to rise in absolute terms. By 1987 the ratio had declined from 11.6 to 9.1, and no doubt the decline is continuing.

Despite the sharp rise in the number and income of physicians, it is worth noting, first, that the cost of physicians' services accounts for only about one-fifth of total health care cost and, second, that the share is less than it has historically been. In 1929 the cost of physicians' services was about 27% of total health cost; after World War II, about 25%. The explanation is presumably a combination of expensive equipment and administrative expense.

So much for input. What about output?

That is the true problem.

The output of the medical care industry that we are interested in is its contribution to better health. How can we measure better health in a reasonably objective way that is not greatly influenced by other factors?

For example, if medical care enables people to live longer and healthier lives, we might expect that the fraction of persons aged 65 to 70 who continue to work would go up. In fact, of course, the fraction has gone down drastically — thanks to higher incomes reinforced by financial incentives from Social Security.

With the same "if" we might expect the fraction of the population classified as disabled to go down, but that fraction has gone up, again not for reasons of health but because of government social security programs. And so I have found with one initially plausible measure after another — all of them are too contaminated by other factors to reflect the output of the medical-care industry.

The least bad measure that I have been able to come up with is length of life, although that too is seriously contaminated by other factors.

Improvements in diet, housing, clothing, and so on made possible by increasing affluence as well as government measures such as provision of purer water and better garbage collection and disposal have doubtless contributed to lengthening the average life span.

Wars, epidemics, and natural and man-made disasters have played a part. Even more important, the quality of life is as meaningful as the length of life. Perhaps someone more knowledgeable in this field can come up with a better measure of the relevant output of the medical care industry. I have not been able to.

Figures 6 and 7 (see page 9) present two different sets of data on length of life: figure 6, on length of life at birth, figure 7, on remaining length of life at age 65. The two tell rather different stories.

For length of life at birth, data are readily available by sex and race, and I have concentrated on the length of life of females and of whites and blacks separately to keep the populations involved as homogeneous as possible over a long period. In figure 6, I show the estimated average length of life at birth of white and black females since 1900. As in the preceding charts, I have also included trends fitted to pre-war data. The trends fit the data surprisingly well until the late 1950s.

Until then, life expectancy at birth of white females went up steadily, from 48.7 years in 1900 to 74.2 years in 1959, and of black females from 33.5 to 65.2 years — or, during the intervening 59 years, on the average by 0.43 years per year for white females and 0.54 for black. The rise then slowed drastically. Life expectancy for white females went from 74.2 years in 1959 to 79.0 in 1989 and for black females from 65.2 years in 1959 to 75.6 in 1989 — an average of only 0.16 and 0.35 years per year during those 30 years. The rate of rise was cut by more than half for whites, by more than a third for blacks.

As life expectancy lengthens, further increases are presumably more difficult to achieve — early gains would seem to be the easiest. Yet there are no signs of any slowdown for the first 59 years of the 20th century (see figure 6). The shift to a lower rate of improvement comes suddenly, not long before the rapid expansion in the federal government's role in medical care and the sharp slowdown in the rate of increase in the amount of funds going to research.

Figure 7, on life expectancy at age 65, is for both races combined because I have been unable to get data going far enough back for blacks and whites separately. In sharp contrast to figure 6, we see very slow though steady progress to about 1939 and then decidedly more rapid progress, especially for females. Does the speeding up around 1939 reflect the discovery and subsequent wider use of a range of antibiotics? I leave that as a puzzle for others.

In terms of my own concern — the effect of greater government involvement — figure 7 is of little help. For females, Medicare is followed by an initial speeding up, then tapering off; for males, the pattern is almost the reverse: little or no change from 1950 to 1970, then a speeding up. In short, it will take a far more detailed and informed analysis to reach any clear conclusions about what has been happening to the output of the medical care industry in terms of either the length of life or, even more, the quality of life.

Nonetheless, for total medical care, as for hospitals, it is hard to avoid the conclusion that Gammon's law is at work. There is no question that medicine in all its aspects has become subject to an ever more complex bureaucratic structure. No question that input has exploded. No evidence that output has come anywhere close to keeping pace, though we lack a firm basis for going beyond this very general statement. "Black holes" indeed.

Why should we be surprised?

Evidence covering a much broader range of activities

documents the conclusion that bureaucratic structures produce high-cost, low-quality, and inequitably distributed output. That is the dramatic lesson underlined recently by the collapse of socialism in the Soviet Union, China and the Eastern European satellites of the Soviet Union.

The U.S. medical system has become in large part a socialist enterprise. Why should we be any better at socialism than the Soviets? Or the East Germans? Or the Czechs? Or the Chinese?

Medicine is not unique. Our socialized postal system, our socialized school system, our socialized system of trying to control drugs, and indeed our socialized defense industry provide clear evidence that we are no better at socialism than countries that have gone all the way.

Yet not only do we keep on being surprised, but we continue in each of these areas to increase the scope of socialism. Nearly all the suggestions for improving our medical system involve expanding the role of government, at the extreme moving from a partly socialist system to a completely socialist system!

SOLUTION

I believe that the inefficiency, high cost and inequitable character of our medical system can be fundamentally remedied in only one way: by moving in the other direction, toward reprivatizing medical care.

I conjecture that almost all consumers of medical services, and many producers, would favor a simple reform that would privatize most medical care. Yet that reform is not politically feasible because it would be violently opposed by the bureaucracy that plans, controls and administers the current structure of medical care.

The reform has two major elements:

(1) End both Medicare and Medicaid and replace them with a requirement that every U.S. family unit have a major medical insurance policy with a high deductible, say $20,000 a year or 30% of the unit's income during the prior two years, whichever is lower.

(2) End the tax exemption of employer-provided medical care; it should be regarded as a fully taxable fringe benefit to the employee — deductible for the employer but taxable to the employee. Each of these reforms needs further discussion.

For the first element, preferably, the major medical insurance policy should be paid for by the individual family unit, which should receive a reduction in taxes reflecting the reduction in cost to the government. There would be an exception for lower-income families and for families unable to qualify for coverage at an affordable fee. The government would help them finance the policy though not administer it. That would be done by private competitive insurance companies chosen by each individual or family separately. Individuals or families would, of course, be free to buy supplementary insurance if they so desired.

However, even if the government were to pay for major medical insurance for everyone directly — rather than by reducing taxes — there is little doubt that both the government's cost and the total health cost would decline drastically because of the elimination of the tremendous governmental bureaucratic structure that has been built up to supervise a large fraction of all health activities.

The tax exemption of employer-provided medical care has two different effects, both of which contribute to raising health costs.

First, it leads the employee to rely on the employer rather than himself to finance and provide medical care. Yet the employee is likely to do a far better job of monitoring health-care providers in his own interest than is the employer.

Second, it leads the employee to take a larger fraction of his total remuneration in the form of health care than he would if it had the same tax status as other expenditures.

If the tax exemption were removed, employees could bargain with their employers for a higher take-home pay in lieu of health care and provide for their own health care either by dealing directly with health-care providers or through purchasing health insurance.

These two reforms would completely solve the problem of the currently medically uninsured, eliminate most of the bureaucratic structure, free medical practitioners from an incredible burden of paperwork and regulation, and lead many employers and employees to convert employer-provided medical care into a higher cash wage. The taxpayer would save money because total governmental costs would plummet.

The family unit would be relieved of one of its major concerns — the possibility of being impoverished by a major medical catastrophe — and most could readily finance the remaining medical costs, which I conjecture would return to something like the 5% of total consumer spending that it was before the federal government got into the act.

Families would once again have an incentive to monitor the providers of medical care and to establish the kind of personal relations with them that once were customary. The demonstrated efficiency of private enterprise would have a chance to operate to improve the quality and lower the cost of medical care.

There is only one thing wrong with this dream. It would displace and displease the large number of people now engaged in administering, studying and daily revising the present socialized system, including a large private-sector component that has adjusted to the system. Most of them are highly competent at what they do and would be able to use their abilities in productive activities if their current employment were terminated. But, understandably, they will not see it that way, and they are sufficiently potent politically to kill any such reform before it could ever get an extensive following, just as the educational bureaucracy has repeatedly killed even modest programs for privatizing the educational system, though poll after poll shows that the public supports privatization through parental choice.

Medical care provides a clear example of the basic difference between private and governmental enterprise. That difference is not in the quality of people who initiate or operate new ventures or in the promise of the ventures. The people proposing and undertaking government ventures are generally as able, as ingenious, and of as high moral character as the people undertaking private ventures, and the ventures they undertake may well be of equal promise.

The difference is in the bottom line. If a private venture is unsuccessful, its backers must either shut it down or finance its losses out of their own pockets, so it will generally be terminated promptly. If a governmental venture is unsuccessful, its backers have a different bottom line.

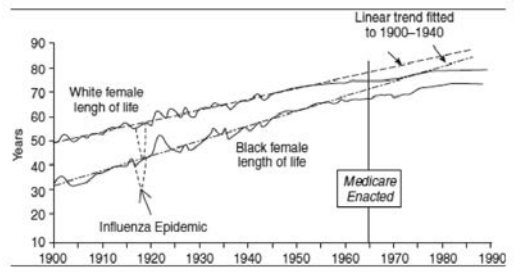
Shutting it down is an admission of failure, something none of us is prepared to face if we can help it. Moreover, it is likely to mean the loss of a remunerative job for many of its backers and promoters. And they need not shut it down. Instead, in entire good faith, the backers can contend that the apparent lack of success is simply a result of not carrying the venture far enough. If they are persuasive enough, they can draw on the deep pockets of the taxpaying public, while replenishing their own, to finance a continuation and expansion of the venture.

Little wonder that unsuccessful government ventures are generally expanded rather than terminated.

In my opinion, that is what is responsible for Gammon's "black holes" in medicine, schooling, the "war on drugs," agricultural subsidies, protectionism and so on and on. That is the way high-minded motives and self-interest combine to produce what Rep. Richard Armey once labeled "the invisible foot of government." I challenge you to find more than a very exceptional counterexample.

6-LIFE EXPECTANCY AT BIRTH

Estimated Length of Life at Birth of Females, 1900–1989, and Linear Trend Fitted to 1900–1940
NOTE: In computing trend, 1918 observation replaced by average of 1917 and 1919 to eliminate effect of influenza epidemic.



7-LIFE EXPECTANCY AT AGE 65

Male and Female Life Expectancy at Age 65, 1900–1988
NOTE: Dashed lines are linear trends fitted to the two successive periods 1900–1939, 1940–1988.