

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Harvest Hills Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS<sup>1</sup>  
DATE: August 19, 2025  
TIME: 11:00 AM  
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located on approximately 528.553 acres, and is located north and west of Prospect Road, south of Clinton Avenue Extension and east of Curley Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$200,095,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
SF 34'	169	0.68	\$117,976.45	\$11,148.45
SF 40'	237	0.8	\$138,795.82	\$13,115.83
SF 50'	568	1.0	\$173,494.78	\$16,394.78
SF 60'	234	1.2	\$208,193.74	\$19,673.74
TOTAL	1,208			

\*Amount includes principal only, and not interest or collect costs

\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. 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 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 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 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.

District Manager

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Harvest Hills Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to

defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND Location of Improvements. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$145,800,000 ("Estimated Cost").

B. The Assessments will defray approximately \$200,095,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$17,773,925 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS<sup>2</sup>. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS<sup>3</sup>

DATE: August 19, 2025  
TIME: 11:00 AM  
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

<sup>2</sup>The public hearing was rescheduled from May 13, 2025 and in order to ensure proper notice.

<sup>3</sup>

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

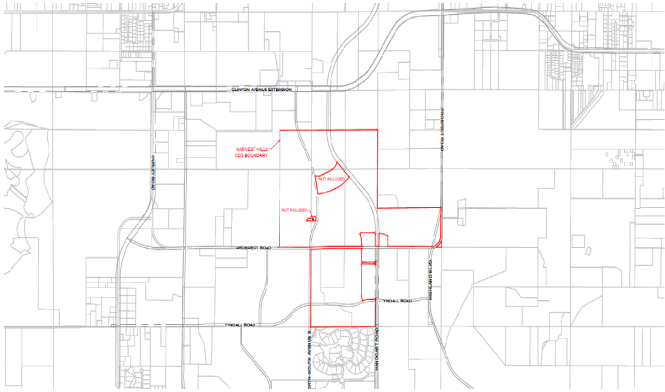
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY, 2025.

Attest:  
/s/ /s/ Chesley E Adams, Jr.  
Secretary/Assistant Secretary

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT  
/s/ Robert Q Noordstar  
Chairman

Exhibit A: Engineer's Report  
Exhibit B: Master Special Assessment Methodology Report



July 25; August 1, 2025

25-01552P

FIRST INSERTION

HOPE INNOVATION DISTRICT  
NOTICE OF AUDITOR SELECTION COMMITTEE MEETING  
AND REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on August 5, 2025, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained by contacting the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Phone (407) 723-5900.

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 such meeting. There may be occasions when one or more Supervisors will participate by telephone.

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 Manager, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you 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.

Lynne Mullins, District Manager

July 25, 2025 25-01535P

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Asturia Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 6:00 p.m. at the Asturia Clubhouse located at 14575 Promenade Parkway Odessa, FL 33556.

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.Asturiacdd.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 25, 2025 25-01530P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on July 31, 2025, to discuss agency business. The web address for the meeting is <https://bit.ly/3CtyXV8>. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or [Carlos.Cruz@fssnfl.org](mailto:Carlos.Cruz@fssnfl.org). The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or [Kitty.Loor@fssnfl.org](mailto:Kitty.Loor@fssnfl.org). For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.

July 25, 2025

25-03156N

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 Hadley Moose located at 13512 Plantation Lake Circle in the City of Hudson, Pasco County, FL 34669 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.

Scott Stromer  
July 25, 2025 25-01550P

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@businessobserververfl.com](mailto:legal@businessobserververfl.com)

Business  
Observer

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PUBLIC SALES

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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:

Lot Type*	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 –September 30, 2026)**	Change in Annual Dollar Amount
Phases 1A&2B Single Family 40'	82	1.0	\$1,010.64	\$949.91	-\$60.73
Phases 1A&2B Single Family 50'	72	1.0	\$1,010.64	\$949.91	-\$60.73
Phases 1A&2B Single Family 60'	31	1.0	\$1,010.64	\$949.91	-\$60.73
Phase 1B Single Family 40'	6	1.0	\$254.99	\$949.91	\$694.92
Phase 1B Single Family 50'	71	1.0	\$254.99	\$949.91	\$694.92
Phase 1B Single Family 60'	18	1.0	\$254.99	\$949.91	\$694.92
Phase 2A Single Family 50'	95	1.0	\$254.99	\$226.59	-\$28.40
Phase 2A Single Family 60'	31	1.0	\$254.99	\$226.59	-\$28.40

\*Your lot type is provided on page 1 of this notice.

\*\*Including collection costs and early payment discounts

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.

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:

- 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.
  - 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.
  - 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

HOOR: 10:00 a.m.

LOCATION: Starkey Ranch Theatre Library Cultural Center  
12118 Lake Blanche Drive  
Odessa, FL 33556
  - 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.
  - 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.
  - 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.
  - 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.
  - EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.
- PASSED AND ADOPTED THIS 22nd DAY OF MAY 2025.

ATTEST:

Signed by:

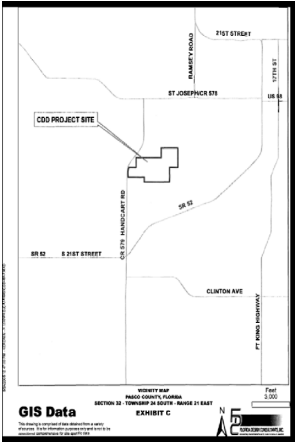
Secretary

Exhibit A: Proposed Budget for Fiscal Year 2026

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

By: Douglas Welland

Its: chairman



July 25; August 1, 2025

25-01529P

Q&A

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.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of SHAWN FLYNN, if deceased any unknown heirs or assigns, will, on August 6, 2025, at 10:00 a.m., at 40703 Stewart Road, Lot #147, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 TV TRAVEL TRAILER,  
VIN: 40A28509S1194,  
TITLE NO.: 0017319873  
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#10108-413)  
Jul. 25, Aug. 1, 2025

25-01545P

VIEW237\_V30



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PUBLIC SALES

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FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Freedom Global located at 11225 CHALLENGER AVENUE in the City of ODESSA, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21 day of July, 2025.

Freedom Global, Inc.

July 25, 2025

25-01548P

FIRST INSERTION

LONG LAKE RANCH 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 Long Lake Ranch Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025

TIME: 6:00 p.m.

LOCATION: Long Lake Ranch Amenity Center  
19037 Long Lake Ranch Blvd.  
Lutz, Florida 33558

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, 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 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 25, 2025

25-01536P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the

Talavera Community Development District

The Board of Supervisors (the “Board”) of the Talavera Community Development District (the “District”) will hold a public hearing and a meeting on August 20, 2025, at 6:00p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

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.talaveracdd.org>, or may be obtained by contacting the District Manager's office via email at [scraft@rizzetta.com](mailto:scraft@rizzetta.com) or via phone at (813) 994-1001.

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT	
FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE	
TOTAL O&M BUDGET	\$1,500,427.00
COLLECTION COSTS @ 2%	\$31,923.98
EARLY PAYMENT DISCOUNT@ 4%	\$63,847.96
TOTAL O&M ASSESSMENT	\$1,596,198.94

LOT SIZE	UNITS	FY 2025/2026 O&M PER LOT	I N C R E A S E FROM PREVI- OUS YEAR
Single Family(all sizes)	798	\$2,000.25	\$250.88
TOTAL UNITS		798	

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.

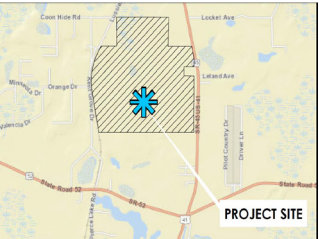
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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



NOTICE OF

FORECLOSURE SALE PURSUANT

TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY

FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.:

2024CA001779CAAXWS

ATHENE ANNUITY AND LIFE

COMPANY,

Plaintiff, v.

F1 MOTOR TRANSPORT LLC, A

FLORIDA LIMITED LIABILITY

COMPANY, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN

that, pursuant to the Uniform Final

Judgment of Mortgage Foreclosure

and for Assignment of Leases and

Rents dated July 14, 2025, issued in

and for Pasco County, Florida, in Case

No. 2024CA001779CAAXWS, where-

in ATHENE ANNUITY AND LIFE

COMPANY is the Plaintiff, and DAVID

TUSHAJ, F1 MOTOR TRANSPORT

LLC, A FLORIDA LIMITED LI-

ABILITY COMPANY, WASHINGTON

ELECTRICAL SERVICE INC. and

GEORGIA'S OWN CREDIT UNION

are the Defendants.

The Clerk of the Court, NIKKI

ALVAREZ-SOWLES, will sell to the

highest and best bidder for cash,

in accordance with Section 45.031,

Florida Statutes, on September

16, 2025, at electronic sale begin-

ning at 11:00 AM, at [www.pasco.](http://www.pasco.realforeclose.com)

[realforeclose.com](http://www.pasco.realforeclose.com) the following-

described real property as set forth

in said Uniform Final Judgment of

Foreclosure, to wit:

LOTS 5, 6, 7 AND 8, BLOCK

243, MOON LAKE ESTATES,

UNIT NO. 14 REPLAT, AC-

CORDING TO THE MAP OR

PLAT THEREOF AS RECORD-

FIRST INSERTION

ED IN PLAT BOOK 6, PAGE 47

AND 48, OF THE PUBLIC RE-

CORDS OF PASCO COUNTY,

FLORIDA.

Property Address: 9224 Elza

Street, New Port Richey, FL

34654

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS

UNCLAIMED.

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 pro-

vision of certain assistance. Please con-

tact either the Pasco County Customer

Service Center, 8731 Citizens Drive,

New Port Richey, FL 34654, (727) 847-

2411 (V) or the Pasco County Risk Man-

agement Office, 7536 State Street, New

Port Richey, FL 34654, (727) 847-8028

(V) at least 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: This 22nd day of July, 2025.

Respectfully submitted,

HOWARD LAW

4755 Technology Way,

Suite 104

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

[Pleadings@HowardLaw.com](mailto:Pleadings@HowardLaw.com)

By: /s/ Matthew B. Klein

Matthew B. Klein, Esq.

Florida Bar No.: 73529

E-Mail: [Matthew@HowardLaw.com](mailto:Matthew@HowardLaw.com)

July 25; Aug. 1, 2025

25-01553P

FIRST INSERTION

WIREGRASS II 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; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION

SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESMENT 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 Wiregrass II Community Development District (“District”) will hold the following three public hearings and a regular meeting:

DATE: August 22, 2025

TIME: 11:30 a.m.

LOCATION: Rizzetta & Company  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025/2026”). The second public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon the lands located within the District, to fund the general administrative, operations, and maintenance portion of 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. The third public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of irrigation special assessments (“Irrigation Assessments,” and together with the O&M Assessments, the “FY 26 Assessments”) upon the lands located within the District, to fund the irrigation program administration portion of 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 such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation 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 the FY 26 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 / Acres	Equivalent Assessment Unit Factor <sup>1</sup>	Proposed O&M Assessment (including collection costs / early payment discounts)
Esplanade – AA1			
Single Family 45	150	0.87	\$400.52
Single Family 52	156	1.00	\$460.37
Single Family 62	59	1.19	\$547.84
Single Family 76	20	1.46	672.14
Esplanade – AA2			
Single Family 45	154	.87	\$400.52
Single Family 52	177	1.00	\$460.37
Single Family 62	135	1.19	\$547.84
Single Family 76	10	1.46	\$672.14

The District imposes Irrigation Assessments on benefitted property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	Irrigation Factor <sup>1</sup>	Proposed Irrigation Assessment collection costs / early payment discounts)
SF 41 - 50	227	41 – 50	\$724.92
SF 51 – 60	320	51 – 60	\$767.24
SF 61 – 70	215	61 – 70	\$809.56
SF 71 – 80	58	71 – 80	\$852.01
SF 80 PLUS	41	80 Plus	\$896.66

<sup>1</sup> Based on unit type. For more information, please contact the District Manager's Office.

<sup>2</sup> Based on unit type + common area acreage. For more information, please contact the District Manager's Office.

The proposed FY 26 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 such 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.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the FY 26 Assessments imposed on certain developed property and will directly collect the FY 26 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..

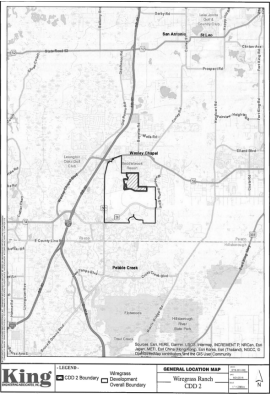
Additional Provisions

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 rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 (“District Manager's Office”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sean Craft  
District Manager





--- PUBLIC SALES ---

FIRST INSERTION

ESTANCIA AT WIREGRASS 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 Estancia at Wiregrass Community Development District (“District”) will hold a public hearing and regular meeting as follows:

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

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, 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](http://www.estanciawiregrasscdd.com).

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

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Richard McGrath  
District Manager  
July 25, 2025

25-01534P

FIRST INSERTION

HARVEST HILLS 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 Harvest Hills Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 19, 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 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, c/o Wrathell, Hunt and 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 [www.harvesthillscdd.net](http://www.harvesthillscdd.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 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 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.

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 25; August 1, 2025

25-01551P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on August 8, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

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 such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office 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 (800) 955-8770 or 7-1-1 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.

Wesley Elias  
District Manager

July 25, 2025

25-01531P

FIRST INSERTION

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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.

The Board of Supervisors (“Board”) for the Del Webb Bexley Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: August 20, 2025  
TIME: 1:00 p.m.  
LOCATION: Del Webb Bexley Clubhouse  
19265 Del Webb Blvd.  
Land O'Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“FY 2025/2026”). 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 2025/2026; 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 Annual O&M Assessment
Single Family 40'	231	1.00	\$605.14
Single Family 50'	413	1.00	\$605.14
Single Faily 65'	206	1.00	\$605.14

\*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 2025/2026, 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.

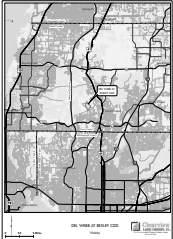
Additional Provisions

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, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 994-1001 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://delwebbbexleycdd.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  
Lynn Hayes



July 25, 2025

25-01541P

FIRST INSERTION

BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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.

The Board of Supervisors (“Board”) for the Bexley Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: August 27, 2025  
TIME: 6:00 P.M.  
LOCATION: 16950 Vibrant Way  
Land O' Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“FY 2025-2026”). 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 2025-2026; 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 Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome	171	1.00	\$1,670.29
30 Series	64	1.00	\$1,670.29
Duplex/Villa	44	1.00	\$1,670.29
40 Series	254	1.00	\$1,670.29
50 Series	336	1.00	\$1,670.29
60 Series	212	1.00	\$1,670.29
Courtyard	28	1.00	\$1,670.29
70 Series	187	1.00	\$1,670.29
80 Series	43	1.00	\$1,670.29
Daycare/Residential Support	1	1.00	\$1,670.29
Recreational	1	1.00	\$1,670.29
40 Series (Expansion Parcel)	160	1.00	\$1,670.29
50 Series (Expansion Parcel)	143	1.00	\$1,670.29

\*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 2025-2026, 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 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.

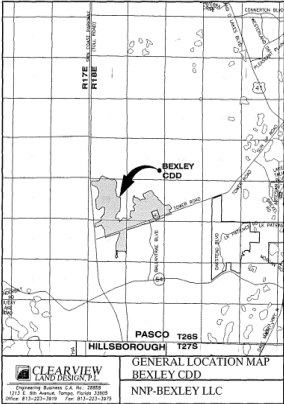
Additional Provisions

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, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 933-5571 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://www.bexleycdd.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  
Wesley Elias



July 25; August 1, 2025

25-01525P



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PUBLIC SALES

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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 MB Lawn Care located at 22641 Bell Lake Rd, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 21st day of July, 2025.

Matthew Kyle

July 25, 2025

25-01549P

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Shi me floors, located at 16644 kanawha lane, in the City of Spring Hill, County of Pasco, State of FL, 34610, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of July, 2025.

Patrick Dean Renfro

July 25, 2025

25-01547P

FIRST INSERTION

**UNION PARK EAST 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 Union Park East Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 27, 2025

TIME: 6:30 p.m.

LOCATION: The Fairfield Inn & Suites

2650 Lajuana 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 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 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	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhomes	416	0.47	\$815
Single Family – 40'	174	0.80	\$1,388
Single Family – 50'	306	1.00	\$1,734
Single Family – 60'	85	1.20	\$2,081

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 25, 2025

25-01543P

**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.

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FIRST INSERTION

**DEERBROOK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Deerbrook Community Development District ("District") will hold a public hearing on **August 12, 2025 at 9:00 a.m., and at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). 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, c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 Ph: (813)994-1001 ("District Manager's Office")**, during normal business hours, or by visiting the District's website at <https://www.deerbrookcdd.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 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.

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

Lynn Hayes

July 25, 2025

25-01533P

FIRST INSERTION

**PASADENA RIDGE 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 Pasadena Ridge Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 14, 2025

TIME: 1:30 p.m.

LOCATION: Hilton Garden Inn Tampa Wesley Chapel

26640 Silver Maple Pkwy

Wesley Chapel, FL 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 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, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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 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.

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 25; August 1, 2025

25-01527P

FIRST INSERTION

**MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING**

The Audit Review Committee for the McKendree Pointe Community Development District ("District") will hold an audit review committee meeting on Monday, August 4, 2025 at 9:00 a.m., located at Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Kai, located at 2502 N. Rocky Point Dr. Suite 1000, Tampa, FL 33607. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

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

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663 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 action taken at the meetings is advised that this same 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.

Larry Krause, District Manager

July 25, 2025

25-01538P

FIRST INSERTION

**SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The SageBrush Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for two (2) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Scott Brizendine Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200 Tampa, FL 33614 (813) 933-5571 (or by email [sbrizendine@rizzetta.com](mailto:sbrizendine@rizzetta.com)) ("District Manager"), in an envelope marked on the outside "Auditing Services, SageBrush Community Development District." Proposals must be received by August 11, 2025 at 12:00 p.m. on TBD, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Scott Brizendine

District Manager

July 25, 2025

25-01561P

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 August 20, 2025, at 6:30 p.m. at the Meadow Pointe III Clubhouse located at 1500 Meadow Pointe 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.meadowpointe3.org](http://www.meadowpointe3.org), or may be obtained by contacting the District Manager's office via email at [darryla@rizzetta.com](mailto:darryla@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.

Daryl Adams, District Manager

July 25, 2025

25-01539P

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at [scraft@rizzetta.com](mailto: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. For additional information, please check the District's website at <https://www.longlakereservedd.org>.

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 25, 2025

25-01537P

**PUBLISH YOUR LEGAL NOTICE**

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

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

**Call 941-906-9386**

**or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)**

FLORIDA'S NEWSPAPER FOR THE 6th JUDGE

Business Observer

1V20836\_116



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SALES / PUBLIC NOTICES

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FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2025CA000714</b> <b>EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>RAKESH SURYAMANI SHARMA, RESHMA RAKESH SHARMA, Defendants.</b> Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/1/2025, in Case No.: 2025CA000714 of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RAKESH SURYAMANI SHARMA, RESHMA RAKESH SHARMA, et al., are the Defendants. Nikki Alvarez-Sowles, Esquire, the Clerk of Court for	Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 8/18/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 45, Epperson Ranch North Pod F Phase 4 , according to the plat as recorded in Plat Book 86 Pages 93 through 101 of the Public Records of Pasco County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE	<b>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2025CA000834</b> <b>EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>MICHELL A. GRANDBERRY, Defendant.</b> Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/15/2025, in Case No.: 2025CA000834 of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and MICHELL A. GRANDBERRY, is the Defendant. Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest	and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/3/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 129, Block 2, Meadow Ridge Phase A-1, according to the plat as recorded in Plat Book 85, Pages 93 through 99, of the Public Records of Pasco County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE
	CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. DATED: July 16, 2025 By: /s/ Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Jul. 25; Aug. 1, 2025                      25-01511P		COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. DATED: July 17, 2025 By: /s/ Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Jul. 25; Aug. 1, 2025                      25-01512P

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FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT

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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 PTC Community Development District (“District”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 22, 2025
TIME:	11:00 a.m.
LOCATION:	30435 Commerce Drive Unit 105 San Antonio, Florida 33546

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.

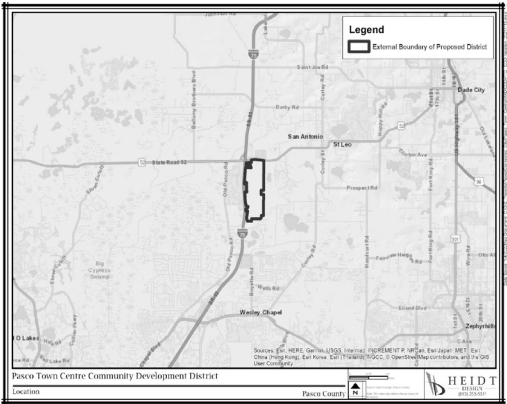
**Description of Assessments**  
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded 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:

Lot Type	Total # of Units/Acres	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
Townhomes	150	1.0	Landowner's Contribution	\$130.33**	\$130.33
Multifamily	600	1.0	Landowner's Contribution	\$130.33**	\$130.33
Retail	343,000	0.9	Landowner's Contribution	\$117.30**	\$117.30
Office	100,000	0.9	Landowner's Contribution	\$117.30**	\$117.30
Hotel	120	0.5	Landowner's Contribution	\$65.16**	\$65.16
Industrial	2,474,298	0.5	Landowner's Contribution	\$65.16**	\$65.16
Undeveloped Land	512.17	Per Acre	Landowner's Contribution	\$134.29	\$134.29

\*\*Including collection costs and early payment discounts  
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 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 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.



RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the PTC 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 170, 190 and 197, Florida Statutes (“Assessments”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and  
WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PTC 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 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “District’s Office,” Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:  
DATE: August 22, 2025  
TIME: 11:00 a.m.  
LOCATION: 30435 Commerce Drive Unit 105  
San Antonio, Florida 33546  
4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.  
5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.  
6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Miami-Dade 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 21ST DAY OF APRIL 2025.**  
ATTEST:  
/s/ Kristen Suit  
Secretary/Assistant Secretary  
PTC COMMUNITY DEVELOPMENT DISTRICT  
/s/ Michael Wolf  
Chair/Vice Chair, Board of Supervisors



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ESTATE

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FIRST INSERTION	
<b>NOTICE TO CREDITORS (Formal Administration)</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO. 2025CP000257CPAXWS</b> <b>IN RE: ESTATE OF MARVIN T. DURYEA, Deceased.</b>	All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, 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 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 CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of this first publication of this Notice is July 25, 2025.
<b>Personal Representative(s)</b> <b>Lori Laney</b> <b>Matthew J. Lester</b>	
Attorney for the Personal Representatives: Matthew J. Lester Florida Bar No. 1003301 5500 W. Ridge Rd Spencerport, NY 14559 Email: Matthew@LesterLawPLLC.com July 25; Aug. 1, 2025	25-01519P

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000940</b> <b>Division: Probate 44-D</b> <b>IN RE: ESTATE OF LOIS J. MERCER Deceased.</b>	<b>NOTICE TO CREDITORS</b> THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-0924-WS <b>IN RE: ESTATE OF ANTHONY JOHN MASLAUSKY, SR a/k/a</b> <b>ANTHONY MASLAUSKY a/k/a</b> <b>ANTHONY J. MASLAUSKY Deceased.</b>

The administration of the estate of LOIS J. MERCER, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, Ste 104, New Port Richey, FL 34654. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below..

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

The personal representatives have 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 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 25, 2025.

<b>Personal Representatives:</b> <b>SCOTT E. MERCER</b> PO Box 1163 Alton, NH 03809	
<b>SANDRA LEE NORMAND</b> 104 Conant St Danvers, MA 01923	

Attorney for Personal Representative:  
MICHAEL D. CAVONIS  
Florida Bar Number: 1038725  
DeLoach, Hofstra & Cavonsi, P.A.  
8640 Seminole Blvd,  
Seminole, FL 33772  
Tele: (727) 397-5571  
Fax: (727) 393-5418  
E-Mail: mcavonis@dhclaw.com  
Secondary E-Mail:  
bking@dhclaw.com  
July 25; Aug. 1, 2025 25-01557P |

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 25; Aug. 1, 2025 25-01520P |

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001133</b> <b>IN RE: ESTATE OF BENJAMIN NEWELL CAINE Deceased.</b>	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 25, 2025.
<b>Personal Representative:</b> <b>John Voelpel</b> 118 Monticello Drive Punxsutawney, Pennsylvania 15767	
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 25; Aug. 1, 2025	25-01518P

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001028CPAXWS</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF CLAIRE SCAFA Deceased.</b>	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1105-WS</b> <b>IN RE: ESTATE OF CHRISTOPHER J. SPLINT Deceased.</b>

The administration of the Estate of Claire Scaffa, deceased, whose date of death was April 24, 2025, 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 34654-5598. 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 25, 2025.

<b>Personal Representatives:</b> <b>Raymond Greenberg</b> 227 McKinstry Road Gardiner, NY 12525	
<b>Diane Greenberg</b> 81 Vernon Street Greenfield, MA 01301	

Attorney for Personal Representatives:  
/s/ Mindy Stein  
Mindy Stein, Esq.  
Florida Bar Number: 0012155  
Law Offices of Mindy Stein, P.A.  
6501 Congress Avenue, Suite 100  
Boca Raton, Florida 33487  
Telephone: (561) 447-7644  
Fax: (561) 828-4665  
E-Mail: mstein@mindystein.com  
July 25; Aug. 1, 2025 25-01523P |

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 001041</b> <b>Division Probate</b> <b>IN RE: ESTATE OF THERESA F. CROSSON-WERNER, Deceased.</b>	The administration of the estate of THERESA F. CROSSON-WERNER, deceased, whose date of death was April 17, 2025; File Number 2025-CP-001041, 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.
<b>Personal Representative:</b> <b>John Voelpel</b> 118 Monticello Drive Punxsutawney, Pennsylvania 15767	
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 25; Aug. 1, 2025	25-01518P

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 51-2025-CP-1105-WS</b> <b>IN RE: ESTATE OF CHRISTOPHER J. SPLINT Deceased.</b>	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1248</b> <b>IN RE: ESTATE OF RACHEL BARCLAY RUFFIO HAZEN, Deceased.</b>

The administration of the estate of Christopher J. Splint, 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 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 25, 2025.

<b>Personal Representative:</b> <b>Tristan D. Splint</b> 4 Oakwood Terrace Brunswick, Maine 04011	
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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 25; Aug. 1, 2025 25-01522P |

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 001041</b> <b>Division Probate</b> <b>IN RE: ESTATE OF THERESA F. CROSSON-WERNER, Deceased.</b>	PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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. The date of first publication of this notice is: July 25, 2025. Signed on this 2 day of June, 2025.
<b>Personal Representative</b> <b>MELISSA A. DUFFEY</b> 2149 Lazylake Road West Dunedin, FL 34698 <b>TERRI L. CICCIMARO</b> <b>Personal Representative</b> 1500 Sunset5 Road, Apt G1 Tarpon Springs, FL 34689 <b>EDWARD F. WERNER</b> <b>Personal Representative</b> 51 Bay Hill Drive Camden, DE 19934	
/s/ Travis D. Finchum TRAVIS D. FINCHUM Attorney for Personal Representatives Florida Bar No. 99851 Special Needs Lawyers, PA 901 Chestnut Street, Suite C Clearwater, FL 33756 Telephone: (727) 443-7898 Email: Travis@specialneedslawyers.com Email: Liz@specialneedslawyers.com July 25; Aug. 1, 2025	25-01521P

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1248</b> <b>IN RE: ESTATE OF RACHEL BARCLAY RUFFIO HAZEN, Deceased.</b>	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1125</b> <b>IN RE: ESTATE OF PATRICK JAMES WARD, aka PATRICK J. WARD Deceased.</b>

The administration of the estate of Rachel Barclay Ruffio Hazen, deceased, whose date of death was May 15, 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 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 25, 2025.

<b>Personal Representative:</b> <b>Barbara Swafford</b> 377 Palmetto Road Tyrone, GA 30290	
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Attorney for Personal Representative:  
Matthew D. Weidner  
E-Mail Addresses:  
service@mattweidnerlaw.com  
crystal@mattweidnerlaw.com  
Florida Bar No. 0185957  
Weidner Law  
856 2nd Avenue North  
St. Petersburg, FL 33701  
Telephone: 727-954-8752  
July 25; Aug. 1, 2025 25-01524P |

Wayne R. Coulter  
Attorney for Personal Representative  
Florida Bar No. 114585  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email: info@delzercoulter.com  
July 25; Aug. 1, 2025 25-01517P |

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--- ACTIONS / SALES ---

FIRST INSERTION

MAGNOLIA ISLAND 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 Magnolia Island Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 14, 2025  
TIME: 1:00 p.m.  
LOCATION: Hilton Garden Inn Tampa Wesley Chapel  
26640 Silver Maple Pkwy  
Wesley Chapel, FL 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 that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and 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 [www.magnoliaislandcdd.net](http://www.magnoliaislandcdd.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 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 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.

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 25; August 1, 202525-01526P

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.: 2025CA001263**  
**DATA MORTGAGE, INC. DBA ESSEX MORTGAGE,**  
**Plaintiff, vs.**  
**KAREN SHELTON; et al.,**  
**Defendants.**  
TO: KAREN SHELTON, 10921 QUEENS RD PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF KAREN SHELTON, 10921 QUEENS RD PORT RICHEY, FL 34668

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

LOT 493, HOLIDAY HILL ESTATES UNIT FOUR, ACCORDING FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 55 PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Also known as 10921 QUEENS ROAD, PORT RICHEY, FL 34668 (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 25th, 2025, and file the original with the clerk of this court ei-

ther 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 23, 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](mailto:pleadings@sokrem.com)  
Counsel for Plaintiff  
July 25; Aug. 1, 202525-01559P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 2025CA000790CAAXES**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, v.**  
**GLENNA JORDAN F/K/A GLENNA BUSHELMAN; UNKNOWN SPOUSE OF GLENNA JORDAN F/K/A GLENNA BUSHELMAN; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendant(s).**  
To: GLENNA JORDAN F/K/A GLENNA BUSHELMAN  
37073 Janet Cricle  
Dade City, FL 33525-5920  
UNKNOWN SPOUSE OF GLENNA JORDAN F/K/A GLENNA BUSHELMAN  
(RESIDENCE UNKNOWN)

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

LOT 19, FORT KING ESTATES, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 46, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 37072 Janet Cir, Dade City, FL 33525

WITNESS my hand and the seal of this court on this 23 day of July, 2025.  
Clerk of the Circuit Court  
(SEAL) By: Haley Joyner  
Deputy Clerk  
Jul. 25; Aug. 1, 202525-01558P

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CIVIL ACTION**  
**CASE NO.:**  
**2025CA001248CAAXWS**  
**WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A.,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST DAVID REIGLE AKA DAVID ALAN REIGLE, DECEASED., et al,**  
**Defendant(s).**  
To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR

AGAINST DAVID REIGLE AKA DAVID ALAN REIGLE, DECEASED.  
Last Known Address: Unknown  
Current Address: Unknown  
TRACY DOVEY REIGLE AKA TRACY REIGLE  
Last Known Address: 18505 Winding Oaks Blvd  
HUDSON, FL 34667  
Current Address: Unknown  
DAVID CHRISTOPHER REIGLE  
Last Known Address: 1091 Avida Village Circle 2-408  
Orlando, FL 32825  
Current Address: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
LOT 113, AUTUMN OAKS, UNIT TWO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 33 THROUGH 35, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
A/K/A 18505 WINDING OAKS

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of “JOY FOODS” intends to register the said name with the Florida Department of State, Division of Corporation, at Pasco, Florida.  
JOY GOURMET FOODS INC, 4680 ARCHBOARD PLACE, LAND O LAKES, FL 34638.  
July 25, 202525-01560P

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 25, 202525-01532P

FIRST INSERTION

**NOTICE OF BOARD OF SUPERVISORS MEETING  
SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors (“Board”) of the Summit View II Community Development District (“District”) will hold a Board meeting on **Friday, August 15, 2025, at 10:00 AM, or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later**, at Starkey Ranch Theatre Library Cultural Center, Egret Room, 12118 Lake Blanche Drive, Odessa, FL 33556. The purpose of the regular meeting is to conduct any and all business coming before the Board.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://www.summitview2cdd.org>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meeting 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](mailto: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 meeting.

There may be occasions when one or more members of the Board or staff may participate by speaker telephone. 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 Manager's Office at least three (3) business days prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager  
Governmental Management Services – Tampa, LLC  
July 25, 202525-01540P

**FIRST INSERTION**  
BOULEVARD, HUDSON FL 34667  
has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 08/25/2025  
This notice shall be published once a week for two consecutive weeks in the Business Observer.  
\*\*See the Americans with Disabilities Act  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654  
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this court on this 18 day of July, 2025.  
Clerk of the Circuit Court  
(SEAL) By: Kaylen McCutcheon  
Deputy Clerk  
Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
NL - 25-002510  
Jul. 25; Aug. 1, 202525-01510P

FIRST INSERTION

**AVALON PARK WEST 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 Avalon Park West Community Development District (“District”) will hold the following two public hearings and a regular meeting on August 22, 2025 at 11:00 AM, and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 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 (“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 / Acres	Equivalent assessment Factor	As-Unit	Annual O&M Assessment(1)
TH	226	0.56		\$342.55
SF 40’	264	0.80		\$489.36
SF 50’	357	1.00		\$611.70
SF 60’	70	1.20		\$734.04
Commercial	11.57	2.57		\$1,574.16

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

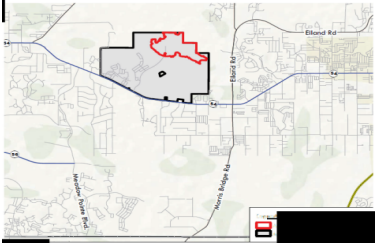
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance 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) is met. 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 Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“District Manager's Office”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager



July 25, 202525-01544P



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ACTIONS / SALES

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FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION</b></p> <p><b>CASE NO.: 2025CA000749CAAXES MARIO LADINO, as Trustee of the 38146 ARCHER TRUST DATED JANUARY 10, 2024, Plaintiff, vs. YH CONTRACTING, LLC, TRUSTEE OF THE 38146 ARCHER AVE LAND TRUST DATED JUNE 14, 2024, et. al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Uniform Final Judgment of Foreclosure dated July 21, 2025, and entered in Case No. 2025CA000749CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which MARIO LADINO, AS TRUSTEE OF THE 38146 ARCHER TRUST DATED JANUARY 10, 2024, is the Plaintiff, and YH CONTRACTING, LLC, TRUSTEE OF THE 38146 ARCHER AVE LAND TRUST DATED JUNE 14, 2024 is a defendant,</p>	<p><b>**See Americans with Disabilities Act**</b></p> <p>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.</p> <p>/s/ Corey W. Szalai Corey W. Szalai, Esq. FBN 1018220 Corey Szalai Law, PLLC 10333 Seminole Blvd., Unit 2 Seminole, Florida 33778 Telephone: (727) 300-1029 Facsimile: (844) 882-4703 Email: corey@cslawpllc.com Attorney for Plaintiff July 25; Aug. 1, 2025 25-01556P</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:</b></p> <p><b>CASE NO.:</b></p> <p><b>2024CA001160CAAXWS US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff(s), v. MARIA CRESPO-POLIARD; DANIEL ACEVEDO SR.; UNKNOWN SPOUSE OF MARIA CRESPO-POLIARD; UNKNOWN SPOUSE OF DANIEL ACEVEDO SR.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et. al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 11th day of July 2025, in Case No.: 2024CA-001160CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, is the Plaintiff and MARIA CRESPO-POLIARD; DANIEL ACE-</p>	<p>VEDO SR.; UNKNOWN SPOUSE OF MARIA CRESPO-POLIARD; UNKNOWN SPOUSE OF DANIEL ACEVEDO SR; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles the Clerk of this Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, the Clerk's website for on-line auctions at, 11:00 AM on the 26th day of August 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1305, EMBASSY HILLS UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12 PAGES 16 AND 17, OF THE PUBLIC REOCORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 9421 GLEN MOORE LN, PORT RICHEY, FL 34668</p> <p>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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</b></p> <p><b>CASE NO.:</b></p> <p><b>2025CA000356CAAXES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1998-1, Plaintiff, vs. MARY LOUISE COFFEY; WILLIAM ARTHUR COFFEY; UNKNOWN SPOUSE OF MARY LOUISE COFFEY; UNKNOWN SPOUSE OF WILLIAM ARTHUR COFFEY; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated June 23, 2025, entered in Civil Case No.: 2025CA000356CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1998-1, Plaintiff, and MARY LOUISE COFFEY; WILLIAM ARTHUR COFFEY; STATE OF FLORIDA DEPARTMENT OF REVENUE;; are Defendants.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on the 25th day of August, 2025, the following described real property as set forth in said Judgment, to wit:</p> <p>TRACT 319 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE SOUTHWEST</p>	<p>1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; LESS THE EASTERN 25 FEET THEREOF FOR ROADWAY PURPOSES. TOGETHER WITH THAT CERTAIN 1998, 68X28 NEW MOON MOBILE HOME, SERIAL NUMBER FLA14612849AB.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>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:</p> <p>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.</p> <p>Dated: July 16, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin &amp; Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-51780 Jul. 25; Aug. 1, 2025 25-01516P</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</b></p> <p><b>CASE NO.:</b></p> <p><b>2024CA002903CAAXWS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1, Plaintiff, vs. B. PAULA KUBES; UNKNOWN SPOUSE OF B. PAULA KUBES; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated July 10, 2025, entered in Civil Case No.: 2024CA002903CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1, Plaintiff, and B. PAULA KUBES; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on the 8th day of September, 2025, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 1226, BEACON SQUARE, UNIT 10-B, ACCORDING TO THE MAP OR PLAT THERE-</p>	<p>OF, AS RECORDED IN PLAT BOOK 9, PAGE 68, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>AND THE EAST 1/2 OF LOT 1225, BEACON SQUARE UNIT 10-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>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:</p> <p>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.</p> <p>Dated: July 16, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin &amp; Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51513 Jul. 25; Aug. 1, 2025 25-01515P</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</b></p> <p><b>CASE NO. 2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 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 DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on August 15, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 3104 AND 3104-A, BEA-</p>	<p>CON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652</p> <p>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.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated This 21 day of July, 2025 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-267819 - MaM July 25; Aug. 1, 2025 25-01555P</p>



SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE---

SECOND 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, 202525-01479P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP00088CPAXES  
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, 202525-01491P

SECOND 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 Ulmertown Road, Suite 100  
Clearwater, Florida 33760  
Telephone: (727) 235-6461  
E-Mail: john@rq.law  
Secondary E-Mail: emina@rq.law  
July 18, 25, 202525-01475P

SECOND 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: rhart@hnh-law.com  
July 18, 25, 202525-01487P

FOURTH INSERTION

NOTICE OF ACTION  
IN THE COUNTY COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CASE NO. 2025CC00174ICCAXWS  
SHEFFIELD FINANCIAL, A Division  
of Trust Bank,  
Plaintiff, vs.  
AUSTIN LINDGREN,  
Defendant.  
TO: AUSTIN LINDGREN  
Last Know Addresses:  
13411 Shadberry Lane,  
Hudson, Florida 34667  
NOTICE OF ACTION  
Constructive Service  
12811 Acasta Blvd.,  
Hudson, Florida 34668  
9400 September Lane, Unit #103,  
Port Rickey, Florida 34668  
3309 Ponytail Court,  
Spring Hill, Florida 34609  
YOU ARE HEREBY NOTIFIED that a Verified Complaint for Replevin concerning the 2023 BRP 46PZ, VIN: YDY47521L223; and 2023 BRP T2PM, VIN: 5KTBS1910PF001381, has been filed and commenced in this court, in Pasco County, Florida, and you are required to serve a copy of your writtinf defenses, if any, to ADAM J. WICK, ESQ. of Liebler, Gonzalez & Portuondo, attorneys for Plaintiff, whose address is, Courthouse Tower - 25th Floor, 44 West Flagler Street, Miami, FL 33130, and file the original with the Clerk of the above styled court on or before AUGUST 04, 2025 you for the relief demanded in the Complaint.

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

ADA  
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.

WITNESS my hand and seal of said Court on June 27, 2025.

Nikki Alvarez-Sowles  
Clerk of the Circuit Court  
(SEAL) By: /s/ Shakira Ramirez Pagan  
As Deputy Clerk  
38053 Live Oak Ave  
Dade City, FL 33523

Attorney(s) for Plaintiff  
ADAM J. WICK, ESQ.  
Florida Bar No. 57950  
LIEBLER, GONZALEZ & PORTUON-DO  
Courthouse Tower - 25th Floor  
44 West Flagler Street  
Miami, FL 33130  
Tel: (305) 379-0400  
service@lgplaw.com  
July 4, 11, 18, 25, 202525-01331P

SECOND 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 Blueprint 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.

Personal 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, 202525-01440P

SECOND 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 Spisanyh,  
Deceased.

The administration of the Estate of Mark Spisanyh, 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, 202525-01464P

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](http://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 call:  
941-906-9386

LV18227\_V3







SECOND 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

SECOND 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

SECOND 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

SECOND 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@flprobattrustlaw.com  
Secondary E-Mail:  
stacey@flprobattrustlaw.com  
July 18, 25, 2025 25-01492P

SECOND INSERTION

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

**Case No. 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

SECOND INSERTION

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

**CASE NO. 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 WIN-SLOE DRIVE, TRINITY, FL

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

SECOND 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

SECOND INSERTION

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

**CASE NO. 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 RE-

CORDS 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

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the Lakeshore Ranch Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 6:30 p.m. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., 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 www.lakeshore-ranch.net or may be obtained by contacting the District Manager's office via email at Andy@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.

Andy Mendenhall  
District Manager  
July 18, 25, 2025 25-01509P



SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2025CA001408CAAXES</b> <b>NATIONSTAR MORTGAGE LLC PLAINTIFF,</b> <b>VS.</b> <b>UNKNOWN HEIRS,</b> <b>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.,</b> <b>DEFENDANT(S).</b> 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 AFOREDE-</p>	<p>SCRIBED 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 &amp; 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 &amp; SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 25FL935-0056 July 18, 25, 2025</p>	
SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 2025CA000258CAAXES</b> <b>LAKEVIEW LOAN SERVICING LLC,</b> <b>Plaintiff, vs.</b> <b>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,</b> <b>Defendants.</b> 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> 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</p>	<p>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 &amp; 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</p>	

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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 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 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](mailto:flmail@raslg.com)  
25-299324  
July 18, 25, 2025 25-01437P

SECOND 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.  
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 for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated 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 33301  
25FL935-0056  
July 18, 25, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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 for this service. 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.  
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](mailto:service@thebonelawfirm.com)  
By: /s/ Robert E. Bone Jr.  
ROBERT E. BONE JR., ESQ.  
Florida Bar No. 848026  
Communication Email: [rbone@thebonelawfirm.com](mailto:rbone@thebonelawfirm.com)  
July 18, 25, 2025 25-01436P

SECOND INSERTION

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

SECOND 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.  
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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 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 33301  
25FL935-0056  
July 18, 25, 2025

SECOND 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.  
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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 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 33301  
25FL935-0056  
July 18, 25, 2025

SECOND 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.  
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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 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 33301  
25FL935-0056  
July 18, 25, 2025

SECOND 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.  
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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 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 33301  
25FL935-0056  
July 18, 25, 2025

SECOND 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.  
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  
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25-00232  
July 18, 25, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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  
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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 33301  
25FL935-0056  
July 18, 25, 2025

SECOND 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.  
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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  
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25-00232  
July 18, 25, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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](http://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  
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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 for this service. Persons with disabilities needing transportation



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TAX DEEDS

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THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000107TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000094TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000077TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000095TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000098TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000100TDAXXX</b> 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 #: 2104619 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0040-03800-0310 BLK 38 MOON LAKE NO 4 MB 4 PGS 79, 80 LOTS 31, 32 Name(s) in which assessed: JOHN D CONWAY EMILY H CONWAY 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 25-01395P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000075TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000082TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000092TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000168TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000097TDAXXX</b> 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 CARV-ER 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000099TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000101TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000080TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000083TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000102TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000090TDAXXX</b> 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

OFFICIAL  
COURTHOUSE  
WEBSITES

Notes

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manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025DR000728DRAXES</b> <b>IN RE: THE MARRIAGE OF EDISLIDA RUIZ CASTILLO, Petitioner, v. ALCIDES JOSE PEREZ AMARO, Respondent.</b> 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</p> <p>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.</p> <p>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: NONE</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Dated: 7-15-2025</p> <p>PASCO COUNTY CLERK OF THE CIRCUIT COURT By: Rita Meyer Deputy Clerk</p>	
Jul. 18, 25; Aug. 1, 8, 2025	25-01489P
SECOND INSERTION	
WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT	
<p><b>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b></p>	

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

SECOND INSERTION	
RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT	
<p><b>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b></p>	
<p>The Board of Supervisors (“<b>Board</b>”) of the Riverwood Estates Community Development District (“<b>District</b>”) will hold a public hearing and regular meeting as follows:</p>	
<p>DATE: August 7, 2025 TIME: 9:00 AM LOCATION: Hilton Garden Inn Tampa Wesley Chapel 26640 Silver Maple Parkway Wesley Chapel, Florida 33544</p>	
<p>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 (“<b>Proposed Budget</b>”). 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 &amp; Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“<b>District Manager's Office</b>”), during normal business hours, or by visiting the District's website at <a href="https://riverwoodestatescdd.org/">https://riverwoodestatescdd.org/</a>.</p>	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
District Manager	
July 18, 25, 2025	25-01478P

SECOND INSERTION	
<p><b>NOTICE OF PUBLIC SALE</b> Property owner gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106, &amp; 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.</p> <p><b>2003 NISS</b> <b>VIN# JN1DA31D33T511287</b> <b>2014 TOYT</b> <b>VIN# JTEZU5JR5E5075191</b> July 18, 25, 2025 25-01467P</p>	
SECOND INSERTION	
<p><b>NOTICE OF ACTION FOR PUBLICATION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO: 2024DR006353DRAXWS</b> <b>IN RE: THE MATTER OF: EMANUEL JORDAN HOLMES, Petitioner/Father, and KATRINA ASHLEY TRAUTSCHOLD, Respondent/Mother.</b> TO: KATRINA ASHLEY TRAUTSCHOLD Last known Address: Katrina Ashley Trautschold</p>	

SECOND INSERTION	
<p><b>Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Acacia Fields Community Development District</b> Notice is hereby given to the public and all landowners within the Acacia Fields Community Development District (the “<b>District</b>”), 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.</p> <p>DATE: August 12, 2025 TIME: 9:00 a.m. LOCATION: Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558</p> <p>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 &amp; 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.</p> <p>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.</p> <p>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 <a href="mailto:sbrizendine@rizzetta.com">sbrizendine@rizzetta.com</a> 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.</p> <p>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.</p> <p>Scott Brizendine, District Manager 4926-0451-8479, v. 1 July 18, 25, 2025 25-01442P</p>	
SECOND INSERTION	
<p><b>EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT</b></p>	
<p><b>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.</b></p>	
<p>The Board of Supervisors (“<b>Board</b>”) for the Epperson Ranch II Community Development District (“<b>District</b>”) will hold the following public hearings and regular meeting:</p>	
<p>DATE: August 7, 2025 TIME: 6:00 p.m. LOCATION: WaterGrass Club 32711 Windelstraw Dr. Wesley Chapel, FL 33545</p>	

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*

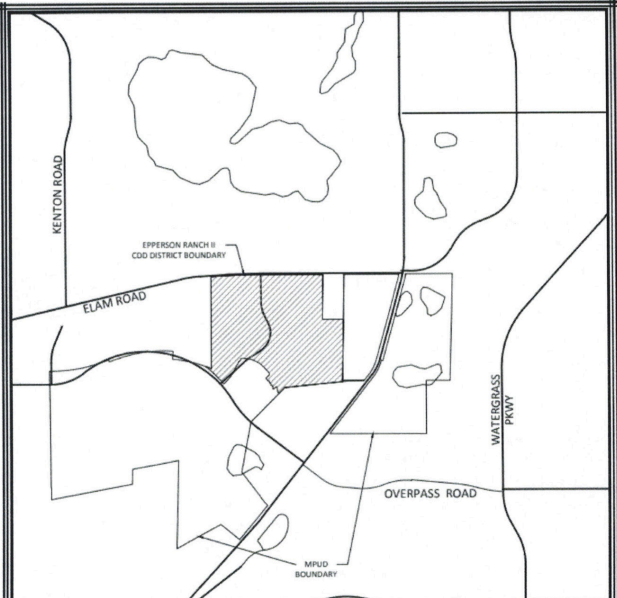
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

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

SECOND INSERTION	
<p>7351 Highwater Drive #87 New Port Richey, Florida 34655</p> <p>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</p>	
<p>or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.</p> <p>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.</p> <p>DATED this July 11, 2025 CLERK OF THE CIRCUIT COURT (SEAL) By: Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller 2024DR006353DRAXWS 7-11-2025 02:57 PM Deputy Clerk: Jordin Bauer July 18, 25; August 1, 8, 2025 25-01472P</p>	

SECOND INSERTION	
<p><b>Notice of Public Hearing and Board of Supervisors Meeting of the Oakstead Community Development District</b></p>	
<p>The Board of Supervisors (the “<b>Board</b>”) of the Oakstead Community Development District (the “<b>District</b>”) 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.</p>	
<p>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 <a href="https://www.oaksteadcdd.org/">https://www.oaksteadcdd.org/</a> or may be obtained by contacting the District Manager's office via email at <a href="mailto:mark.vega@inframark.com">mark.vega@inframark.com</a> or via phone at 813-991-4014.</p>	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
<p>Mark Vega District Manager July 18, 25, 2025 25-01453P</p>	

SECOND INSERTION	
<p>Assessments imposed on certain developed property and will directly collect the O&amp;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&amp;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&amp;M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&amp;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.</p>	
<p><b>Additional Provisions</b></p> <p>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 (“<b>District Manager's Office</b>”), during normal business hours, or by visiting the District's website at <a href="https://www.eppersonranch2cdd.org">https://www.eppersonranch2cdd.org</a>. 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.</p>	
<p>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.</p>	
<p>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.</p>	
District Manager	
	
July 18, 25, 2025	25-01460P



