

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
<p><b>NOTICE AND ORDER TO SHOW CAUSEWHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY , FLORIDA</p> <p><b>CASE NO.: 2025-CA-002106</b></p> <p><b>BOND VALIDATION</b></p> <p><b>ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS</b></p> <p><b>ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,</b></p> <p><b>Defendants.</b></p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>The Acacia Fields Community Development District (the "District") having filed its Complaint for Validation of a not to exceed principal amount of \$56,500,000 Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has</p>	
<p>adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE,</p> <p>IT IS ORDERED that all taxpayers, property owners, and citizens of the District and Pasco County, Florida, including non-residents owning property or subject to assessments or taxation therein, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, and all others having or claiming any rights, title, or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on Monday, September 8, 2025, at 10:00 a.m. by Zoom [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. The hearing can be accessed via the information provided by the court;</p> <p>The hearing will be held via Zoom video conference. No account is necessary on Zoom to participate, and the parties may participate by going to <a href="http://www.zoom.us/">http://www.zoom.us/</a> and clicking the link to "Join a Meeting" at the scheduled date/time set forth above by using the following meeting ID: 991 7637 1120 and password: 829931. Persons participating in the Zoom hearing without a computer having audio and visual capabilities may appear telephonically for the Zoom hearing by calling +1 (786) 635-1003 or +1 (267) 831-0333 and using the same meeting ID with the</p>	
<p>password.</p> <p>Participants should adhere to the following guidelines for Zoom hearings:</p> <p>This is not a meeting. This is a court hearing. Dress and behave as if you were attending court in person. Pay attention to the time, as there are likely other hearings following yours and the hearing will need to conclude on time.</p> <p>At the start of the hearing all participants will be in a virtual waiting room, and the parties, counsel, and any court reporter, will be admitted in the virtual hearing by the presiding judge upon the start of the hearing.</p> <p>Please "rename" yourself on Zoom to show your actual name, so you can be readily identified by others for your hearing.</p> <p>Any witnesses will be left in the waiting room until such time as they are "called" to testify, at which point they will be admitted to the virtual hearing room.</p> <p>If at any point in a hearing an attorney needs to confer with his/her client separately, they may advise the Court and the presiding judge (if appropriate) will open a "breakout room" and assign the attorney and party to the breakout room for them to have their conversation outside of the presence of the Court and other participants. Similarly, if counsel for all parties need/want to speak together with the Judge without the parties present, they may make such a request and (if appropriate) the Court will open a "breakout room" for that conversation to occur, akin to how counsel may meet with a Judge in chambers prior to a traditional in-person hearing.</p> <p>The same rules which apply to a hearing in person before the Court, also apply to a video hearing through Zoom.</p> <p>No minor children are permitted to attend, or be present in the room where any participant is attending, the virtual hearing via Zoom. Persons with minor children of the action in the same building where the participant is appearing should take all reasonable steps to insure the minor children are not exposed to the proceedings. Participants may</p>	
<p>wish to use earbuds or headphones to assist in shielding the children from the litigation.</p> <p>When speaking, remember to look directly at the webcam, not at the screen.</p> <p>Position the camera at your eye level or slightly above eye level, and be mindful of what is behind you as everyone participating in the hearing will be able to see.</p> <p>Check the lighting. Light from a window behind you might blind the camera, making you look dark. Light above you in the center of a room might also cast shadows. Ideally, position a lamp, or sit facing a window, where light is directly on your face.</p> <p>Participants should speak one at a time and pause prior to speaking in case there is any audio/video lag for any other participant(s).</p> <p>Participants are required to mute themselves when not speaking in order to avoid any potential background noise.</p> <p>It is the responsibility of counsel, prior to the scheduled hearing, to insure not only the attorney, but the attorney's client(s) and any witness(es) for their client: (1) have access to Zoom; (2) have access to the exhibits for which they will be testifying; and (3) are familiar with the use of Zoom.</p> <p>IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.</p> <p>DONE AND ORDERED in Pasco County, Florida this __ day of __, 2025.</p> <p>Electronically Conformed 7/18/2025 The Honorable Alicia Polk Circuit Court Judge August 1, 8, 2025 25-01567P</p>	
FIRST INSERTION	
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b></p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Snowcat Ridge located at 27839 Saint Joe Rd. in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 26th day of July, 2025.</p> <p>Benjamin Nagengast August 1, 2025 25-01583P</p>	
FIRST INSERTION	
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b></p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wunder Glow located at 27839 Saint Joe Rd. in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 25th day of July, 2025.</p> <p>Benjamin Nagengast August 1, 2025 25-01580P</p>	
FIRST INSERTION	
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b></p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SCREAM-A-GEDDON located at 27839 Saint Joe Rd. in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 26th day of July, 2025.</p> <p>Benjamin Nagengast August 1, 2025 25-01581P</p>	
FIRST INSERTION	
<p><b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b></p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SCREAMAGEDDON located at 27839 Saint Joe Rd. in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 26th day of July, 2025.</p> <p>Benjamin Nagengast August 1, 2025 25-01582P</p>	
FIRST INSERTION	
<p><b>SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT</b></p> <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 ("Board") of the Summer stone Community Development District ("District") will hold a public hearing and regular meeting as follows:</p> <p>DATE: August 22, 2025 TIME: 10:00 AM LOCATION: Avalon Park West Amenity Center 5060 River Glen Boulevard Wesley Chapel, Florida 33545</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 ("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, Wrathell, Hunt and 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, <a href="https://summerstonecdd.net/">https://summerstonecdd.net/</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 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.</p> <p>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.</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>District Manager August 1, 8, 2025 25-01594P</p>	
FIRST INSERTION	
<p><b>SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT</b></p> <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 ("Board") of the Summer stone Community Development District ("District") will hold a public hearing and regular meeting as follows:</p> <p>DATE: August 22, 2025 TIME: 10:00 AM LOCATION: Avalon Park West Amenity Center 5060 River Glen Boulevard Wesley Chapel, Florida 33545</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 ("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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <a href="https://summerstonecdd.net/">https://summerstonecdd.net/</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 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.</p> <p>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.</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>District Manager August 1, 8, 2025 25-01593P</p>	

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY</p> <p><b>2023DP000134DPAXWS-26</b></p> <p><b>In the Interest of:</b></p> <p><b>B.C., DOB: 06/08/2022</b></p> <p><b>B.C., DOB: 06/16/2018</b></p> <p><b>Minor Children.</b></p> <p>TO: Rayburn Croy Unknown Address</p> <p>You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of B.C., a female child, born on June 8, 2022, in Union County, State of Tennessee, and B.C., a male child, born on June 16, 2018, in Buncombe County, State of North Carolina as Rayburn Croy and commitment of B.C., and B.C. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 August 27, 2025, 2025, at 9:30 am EST.</p> <p>FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.</p> <p>YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE</p>	
<p>COURT WILL APPOINT ONE FOR YOU.</p> <p>PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>(SEAL)</p> <p>BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida By: /s/ Daniel Bohannon Assistant State Attorney Bar No. 1054433 P.O. Box 17500 Clearwater, FL 33762-0500 (727) 847-8158</p> <p>Representing the FL Department</p> <p>WITNESS my hand as a Clerk of said court and the Seal thereof, this 24th day of July, 2025.</p> <p>Office of Nikki Alvarez-Sowles, Esquire CLERK AND COMPTROLLER</p> <p>By: Deputy Clerk August 1, 8, 15, 22, 2025 25-01575P</p>	

FIRST INSERTION													
<p><b>NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>Case No.: 2024DR002036DRAXES</b></p> <p><b>Division: FAMILY LAW</b></p> <p>IN RE: THE ADOPTION OF: CHRISTIAN RICHARD ALLEN DEES.</p> <p>TO: DAWN ROCHELL DEES</p> <p>YOU ARE NOTIFIED that a Petition for Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MELODY LYNN VINAS C/O DAVID R. McCALLISTER, Attorney at Law, whose address is 13742 17th St., Dade City, FL 33525, on or before 5-5-2025 and file the original with the clerk of this Court at 38053 live Oak Avenue Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The minor child(ren) are identified as follows:</p> <table><tr><td>Date of Birth</td><td>Place of Birth</td></tr><tr><td>09/08/2013</td><td>Florida Hospital Zephyrhills, Pasco County, Florida</td></tr></table> <p>Physical Description of Respondent:</p> <table><tr><td>Age:42</td><td></td></tr><tr><td>Race: white</td><td></td></tr><tr><td>Hair Color: unknown</td><td></td></tr><tr><td>Eye Color: unknown</td><td></td></tr></table>		Date of Birth	Place of Birth	09/08/2013	Florida Hospital Zephyrhills, Pasco County, Florida	Age:42		Race: white		Hair Color: unknown		Eye Color: unknown	
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09/08/2013	Florida Hospital Zephyrhills, Pasco County, Florida												
Age:42													
Race: white													
Hair Color: unknown													
Eye Color: unknown													
<p>Approximate Height: unknown Approximate Weight: unknown Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</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>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated 3-31-2025</p> <p>(SEAL)</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>By: /s/ Rita Meyer Deputy Clerk August 1, 8, 15, 22, 2025 25-01573P</p>													

FIRST INSERTION	
<p><b>NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</b></p> <p>Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 19.90 acres to serve the residential project known as Dusty Lane. The project is located in Pasco County, Section(s) 2, Township 26 South, Range 16 E. The permit applicant is Lennar Homes, LLC, 4309 W Boy Scout Blvd, Ste. 600, Tampa, FL 33607. The Permit No. is 43046490.001.</p> <p>The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.</p> <p><b>NOTICE OF RIGHTS</b></p> <p>Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.</p> <p>Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.</p> <p>Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.</p> <p>August 1, 2025 25-01578P</p>	

SAVE TIME



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LV20906-V21



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PUBLIC SALES

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FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Seven Oaks Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday August 27, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse Gathering Room, 2910 Sports Core Circle, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget 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 two (2) days before the meeting [www.sevenoaksdcd.com](http://www.sevenoaksdcd.com), or may be obtained by contacting the District Manager's office via email at [sbrizendine@rizzetta.com](mailto:sbrizendine@rizzetta.com) or via phone at (813) 533-2950.

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.

TOTAL O&M BUDGET	\$4,203,448.00
COLLECTION COSTS @ 2.0%	\$89,435.06
EARLY PAYMENT DISCOUNTS @ 4%	\$178,870.13
TOTAL O&M ASSESSMENT	\$4,471,753.19

LOT SIZE	UNITS	PER LOT O&M
Multifamily (Apt)	558	\$109.92
Townhome	302	\$824.43
Single Family 35'	106	\$967.33
Single Family 40'	179	\$1,099.24
Single Family 50'	500	\$1,374.05
Single Family 60'	418	\$1,648.86
Single Family 65'	55	\$1,791.77
Single Family 70'	189	\$1,923.68
Single Family 80'	213	\$2,198.49
Single Family 90'	121	\$2,473.30
Retail	75.31	\$10,992.43
Office	38.97	\$10,992.43
TOTAL UNITS	2755.28	

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

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

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

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

Scott Brizendine  
District Manager



August 1, 2025

25-01589P

FIRST INSERTION

NOTICE OF MEETINGS  
MIRADA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Mirada Community Development District Audit Committee will meet on Tuesday, August 12, 2025 at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Mirada Community Development District.

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

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

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

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

Jason Greenwood, District Manager  
Governmental Management Services – Tampa, LLC  
August 1, 2025

25-01588P

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. 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.

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  
August 1, 2025

25-01590P

FIRST INSERTION

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“Board”) of the Del Webb Bexley Community Development District (“District”) will hold a public hearing and regular meeting as follows:

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

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, 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://delwebbbexleydcd.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  
Lynn Hayes  
August 1, 2025

25-01587P

FIRST INSERTION

AVALON PARK WEST 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 Avalon Park West Community Development District (“District”) will hold a public hearing on August 22, 2025 at 11:00 a.m. at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://www.avalonparkwestdcd.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  
August 1, 2025

25-01595P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that K.D.PATEL / KDPS LLC will engage in business under the fictitious name SUNSHINE INN, with a physical address 2317 WOODPOINTE DRIVE HOLIDAY, FL 34691, with a mailing address 2317 WOODPOINTE DRIVE HOLIDAY, FL 34691, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 1, 2025

25-01579P

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 Bloom Coaching & Consulting located at 8809 Drummer Plank Dr in the City of Wesley Chapel, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2025.  
Lisa Richardson

August 1, 2025

25-01585P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Union Park East Community Development District (“District”) will hold a public hearing on August 27, 2025, at 6:30 p.m. at the Fairfield by Marriott Tampa Wesley Chapel, 2650 Lajuana Blvd., Wesley Chapel, Florida, 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 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, Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746; Tel: 321-263-0132 (“District Manager's Office”), during normal business hours, or by visiting the District's website at [www.unionparkeastdcd.org](http://www.unionparkeastdcd.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  
August 1, 2025

25-01591P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION  
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 922911 from Len-Angeline, LLC 2502 North Rocky Point Drive, Suite 1050 Tampa, FL 33607. Application received: 7/23/2025. Proposed activity: residential. Project name: Angeline Phase 6H North. Project size: 220.34 Location: Section(s) 28,33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the “Application & Permit Search Tools” function on the District's website at [www.watmatters.org/permits/](http://www.watmatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watmatters.org](http://www.watmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 1, 2025

25-01577P

FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY  
2023DP000101DPAXWS-26

In the Interest of:  
S.F., DOB: 07/08/2024

A Minor Child.

TO: Ricky Florez  
Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of S.F., a female child, born on July 8, 2024, in Pinellas County, State of Florida, as Ricky Florez and commitment of S.F. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 September 30, 2025, 2025, at 2:00 pm EST.

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

(SEAL)

BRUCE BARTLETT, State Attorney  
Sixth Judicial Circuit of Florida  
By: /s/ Jennifer Smith  
Assistant State Attorney  
Bar No. 85418  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 847-8158

Representing the FL Department  
WITNESS my hand as a Clerk of said court and the Seal thereof, this 23rd day of July, 2025.

Office of Nikki Alvarez-Sowles, Esquire  
CLERK AND COMPTROLLER

By:  
Deputy Clerk  
August 1, 8, 15, 22, 2025

25-01574P

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 Home-town Upholstery, located at 5233 Gall Blvd, in the City of Zephyrhills, County of Pasco, State of FL, 33542, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 30 of July, 2025.  
Tracee Smith  
5233 Gall Blvd  
Zephyrhills, FL 33542  
August 1, 2025

25-01613P

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.

08/27/25



--- PUBLIC SALES ---

FIRST INSERTION

WIREGRASS 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 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 Wiregrass Community Development District ("District") will hold the following three public hearings and a regular meeting:  
DATE: August 22, 2025  
TIME: 11:00 a.m.  
LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 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 Unit Factor <sup>1</sup>	Assessment	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted- Non-Residential				
Retail - Audi	60	1.15		\$339.56
Hotel- Fairfield Inn	92	0.60		\$177.17
Light Industrial- Morningstar	100	0.85		\$250.98
Retail - Culvers	4.44	1.15		\$339.56
Retail – Kiddie Academy	10	1.15		\$339.56
Hospital-NTBH	123	0.60		\$176.02
Retail- 7-11	4.48	1.15		\$339.56
Retail- Cooper's Hawk	10.52	1.15		\$339.56
Retail – Parcel M14B	7.57	1.15		\$339.56
Office – Florida Cancer	56.56	0.85		\$250.98
Retail-Daybreak Market	4.87	1.15		\$339.56
Residential				
Apartments -BH	100	0.25		\$73.82
Apartments -Altis	392	0.25		\$73.82
Arbors				
TH- Parcel M21	160	0.60		\$176.02
SF 30-40 M21	23	1.00		\$295.27
SF 41-50 M21	1	1.00		\$295.27
SF 51-60 M21	1	1.00		\$295.27
SF 61-70 M21	3	1.00		\$295.27
SF 71-80 M21	1	1.00		\$295.27
Windemere				
TH (Active)	220	0.60		\$176.02
Ridge				
SF 30-40	14	1.00		\$295.27
SF 41-50	163	1.00		\$295.27
SF 51-60	194	1.00		\$295.27
SF 61-70	47	1.00		\$295.27
SF 71-80	85	1.00		\$295.27
SF 71-80 Plus	61	1.00		\$295.27
Persimmon Park				
SF-Parcel M21(PP)-30-40	160	1.00		\$295.27
SF-Parcel M21(PP)-41-50	152	1.00		\$295.27
SF-Parcel M21(PP)-51-60	18	1.00		\$295.27
UNPLATTED				
TH(Persimmon Park-Phase3)	75	0.60		\$176.02
SF(Persimmon Park-Phase 3)	37	1.00		\$295.27

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	Proposed Irrigation Assessment collection costs / early payment discounts)
Platted-Non-Residential			
Retail - Audi	60k sq. ft.	Commercial	\$92.50
Hotel- Fairfield Inn	92 rooms	Commercial	\$46.40
Light Industrial- Morningstar	100k sq. ft.	Commercial	\$37.65
Retail - Culvers	4.443K sq. ft.	Commercial	\$567.58
Retail – Kiddie Academy	10k sq. ft.	Commercial	\$232.18
Hospital-NTBH	123 beds	Commercial	\$58.62
Retail- 7-11	4.48k sq. ft.	Commercial	\$454.33
Retail-Cooper's Hawk	10.522k sq. ft.	Commercial	\$614.97
Retail-Parcel M14B	7.57k sq. ft.	Commercial	\$357.45
Office- FL Cancer Specialists	56.56k sq. ft	Commercial	\$126.78
Retail-Daybreak Market	4.87k sq. ft.	Commercial	\$770.21
Retail-BayPaws	15.00 sq. ft.	Commercial	\$254.35
Residential			
Apartments -BH	100 lots	Apts/Condos	\$64.24
Apartments -Altis	392 lots	Apts/Condos	\$63.90
Arbors			
TH- Parcel M21	160 units	TH	\$390.49
SF 30-40 M21	23 lots	30-40	\$552.60
SF 41-50 M21	1 lots	41-50	\$594.47
SF 51-60 M21	1 lots	51-60	\$636.21
SF 61-70 M21	3 lots	61-70	\$677.96
SF 71-80 M21	1 lots	71-80	\$719.83
Windemere			
TH (Active)	220 units	TH	\$307.92
Ridge			
SF 30-40	14 lots	30-40	\$516.34
SF 41-50	163 lots	41-50	\$558.21
SF 51-60	194 lots	51-60	\$599.96
SF 61-70	47 lots	61-70	\$641.70
SF 71-80	85 lots	71-80	\$683.58
SF 71-80 Plus	61 lots	80+	\$727.62
Persimmon Park			
SF-Parcel M21(PP)-30-40	160 lots	30-40	\$491.96
SF-Parcel M21(PP)-41-50	152 lots	41-50	\$533.83
SF-Parcel M21(PP)-51-60	18 lots	51-60	\$575.58
UNPLATTED			
TH (Persimmon Park-Phase 3)	0		\$0
SF (Persimmon Park-Phase 3)	0		\$0

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.

District Manager



August 1, 8, 2025

25-01592P

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 TreeHoppers located at 27839 Saint Joe Rd. in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of July, 2025.  
Benjamin Nagengast  
August 1, 2025 25-01584P

SAVE



TIME

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Business Observer

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PUBLIC SALES

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FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Ballantrae Community Development District (the “District”) will hold a public hearing and a meeting on Tuesday, August 26, 2025, at 6:30 p.m. at the Ballantrae Community Center located at 17611 Mentmore Blvd., Land O’Lakes, Florida.

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 [www.ballantraeccdd.org](http://www.ballantraeccdd.org) at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at [Patricia@AnchorstoneMgt.com](mailto:Patricia@AnchorstoneMgt.com) or via phone at (407) 698-5350.

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.

Patricia Thibault  
District Manager  
August 1, 2025

25-01596P

FIRST INSERTION

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

Notice is given that the District’s Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 116.26 acres known as SageBrush Phases 2 & 3.

The project is located in Pasco County, Section(s) 18, Township 24 South, Range 17 East. The permit applicant is Lennar Homes, LLC whose address is 4301 W. Boy Scout Blvd, Suite 600 Tampa, FL 33607. The Permit No. is 43045629.003.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

August 1, 2025

25-01597P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the New River Community Development District (the “District”) will hold a public hearing and a meeting on Monday, August 25, 2025, at 5:30 p.m. at the New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

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 at [www.newrivercdd.com](http://www.newrivercdd.com), or may be obtained by contacting the District Manager’s office via email at [mark.vega@inframark.com](mailto:mark.vega@inframark.com) or via phone at (813) 991-1140.

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

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

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

Mark Vega  
District Manager  
August 1, 8, 2025

25-01598P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Steffen Sheerin will engage in business under the fictitious name Pelican Productions, with a physical address 1746 Cherry Walk Rd Lutz, FL 33558, with a mailing address 1746 Cherry Walk Rd Lutz, FL 33558, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 1, 2025

25-01609P



SAVE TIME

lv10175

E-mail your Legal Notice  
legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY

2024DP000080DPAXWS-26

In the Interest of:  
S.W., DOB: 02/13/2015  
A Minor Child.  
TO: Crystal Marie Hughes  
Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of S.W., a female child, born on February 13, 2015, in Pasco County, State of Florida, as Crystal Marie Hughes and commitment of S.W. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 September 25, 2025, 2025, at 9:30 am EST.

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

(SEAL)  
BRUCE BARTLETT,  
State Attorney  
Sixth Judicial Circuit of Florida  
By: /s/ Jennifer Smith  
Assistant State Attorney  
Bar No. 85418  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 847-8158  
Representing the FL Department  
WITNESS my hand as a Clerk of said  
court and the Seal thereof, this 29 day  
of July, 2025.  
Office of Nikki Alvarez-Sowles, Esquire  
CLERK AND COMPTROLLER  
By:  
Deputy Clerk  
August 1, 8, 15, 22, 2025 25-01610P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE KENTON COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Kenton Community Development District (“District”) hereby gives notice of its intention to develop Rules of Procedure (Proposed Rule). The proposed rule number is ROP2025-1.

The Proposed Rule will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2024). The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024). Public hearings will be conducted by the District on September 5, 2025 at the Hilton Garden Inn Tampa/Wesley Chapel 26640 Silver Maple Pkwy, Wesley Chapel, Florida, 33544 at 11:00 am.

Additional information regarding the public hearing may be obtained by contacting the District Manager, Chesley E Adams, Jr.at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or by calling (561) 571-0010. A copy of the Proposed Rule of Procedure may be obtained, without cost, by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling 561-571-0010.

Chesley E Adams, Jr.  
District Manager  
August 1, 2025

25-01611P

FIRST INSERTION

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

Notice is given that the District’s Final Agency Action is approval of the alteration of an existing Surface Water Management System on 160.63 acres to serve the residential project known as Connerton Village 4 Phase 4 & 5. The project is located in Pasco County, Section(s) 13,18,19,24, Township 25 South, Range 18,19 E. The permit applicant is LNR3 AIV, LLC, 4301 W. Boy Scout Blvd, Suite 600, Tampa, FL 33607. The Permit No. is 43023534.080.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

August 1, 2025

25-01612P

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ESTATE

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FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-001279  
IN RE: ESTATE OF  
EUGENE L. HOCKEMEIER  
Deceased.

The administration of the estate of Eugene L. Hockemeier, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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 August 1, 2025.

Personal Representative:  
Jennifer Eileen Gunter  
Attorney for Personal Representative:  
SPINKS LAW FIRM  
/s/ T. Edmund Spinks  
T. Edmund Spinks, Esq.  
Fla Bar No. 0423947  
2801 W. Busch Blvd. Ste 200  
Tampa, FL 33618  
Phn: 813-651-1233  
Email: ed@spinkslawfirm.com  
August 1, 8, 2025 25-01568P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-1307-WS  
IN RE: ESTATE OF  
VAUGHN ALEX ROGERS  
a/k/a VAUGHN A. ROGERS  
a/k/a VAUGHN ROGERS  
Deceased.

The administration of the estate of Vaughn Alex Rogers a/k/a Vaughn A. Rogers a/k/a Vaughn Rogers, deceased, whose date of death was February 13, 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,

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001268  
IN RE: ESTATE OF  
CONSTANCE ANN HOLIHAN  
Deceased.

The administration of the estate of Constance Ann Holihan, deceased, whose date of death was April 5, 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 August 1, 2025.

Personal Representative:  
Eileen Holihan  
8545 Cardell Drive  
New Port Richey, Florida 34654  
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  
August 1, 8, 2025 25-01569P

FIRST INSERTION

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 August 1, 2025.

Personal Representative:  
Cynthia Skipper  
15368 Snow Memorial Highway  
Brooksville, Florida 34601  
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](mailto:ryan@flprobatetrustlaw.com)  
Secondary E-Mail: [stacey@flprobatetrustlaw.com](mailto:stacey@flprobatetrustlaw.com)  
August 1, 8, 2025 25-01607P



SAVE TIME

lv20906\_v11

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
2024CA000983CAAXES  
CARRINGTON MORTGAGE  
SERVICES LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF KATHLEEN

WEINKE, DECEASED, et al.  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated June 20, 2025, and entered in  
2024CA000983CAAXES of the Circuit  
Court of the SIXTH Judicial Circuit  
in and for Pasco County, Florida,  
wherein CARRINGTON MORTGAGE  
SERVICES LLC 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  
KATHLEEN WEINKE, DECEASED;  
THE UNITED STATES OF

AMERICA ON BEHALF OF THE  
COMMISSIONER OF HOUSING  
AND URBAN DEVELOPMENT;  
LONGLeAF HOMEOWNER'S  
ASSOCIATION, INC.; LAWRENCE  
JAMES SMITH 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 19, 2025, the following  
described property as set forth in said  
Final Judgment, to wit:  
LOT 15, BLOCK 6, MEADOW  
POINTE, PARCEL 12, UNIT 2,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 38, PAGES 90

THROUGH 94, INCLUSIVE,  
OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.  
Property Address: 1910 SASSA-  
FRAS DR, WESLEY CHAPEL, FL  
33543  
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 accor-  
dance with Florida Statutes, Section  
45.031.  
IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT: If you are a person with a dis-  
ability 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 im-  
paired. 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 ac-  
commodate such requests. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-

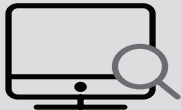
tion regarding transportation services.  
Dated this 30 day of July, 2025  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /S/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
24-186573 - NaC  
August 1, 8, 2025

25-01615P



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

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

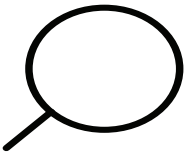


Citizens continue  
to learn about vital  
civic matters from  
newspaper notices.

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

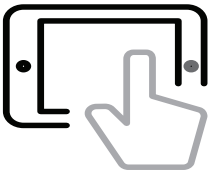
Verifying publication is  
difficult-to-impossible  
on the web.

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



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

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



Moreover, the real  
digital divide  
for public  
notice is  
growing

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

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

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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings  
and Hearings



Land and  
Water Use



Meeting Minutes or  
Summaries



Creation of Special  
Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and  
Tax Rates



Zoning, Annexation and  
Land Use Changes

### Commercial Notices



Unclaimed Property,  
Banks or Governments



Delinquent Tax Lists,  
Tax Deed Sales



Government Property  
Sales



Permit and License  
Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear  
in Court

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SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

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, DE-  
VISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST DAVID REIGLE AKA DA-  
VID ALAN REIGLE, DECEASED.  
Last Known Address: Unknown  
Current Address: Unknown  
TRACY DOVEY REIGLE AKA TRAC-  
EY REIGLE  
Last Known Address: 18505 Winding  
Oaks Blvd  
HUDSON, FL 34667  
Current Address: Unknown  
DAVID CHRISTOPHER REIGLE  
Last Known Address: 1091 Avida Vil-  
lage Circle 2-408  
Orlando, FL 32825  
Current Address: Unknown  
YOU ARE NOTIFIED that an ac-  
tion 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  
BOULEVARD, HUDSON FL

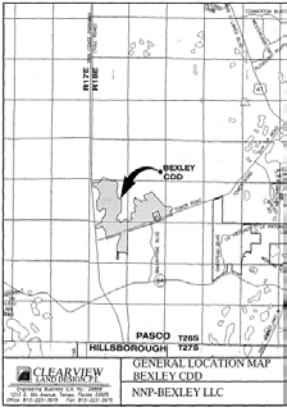
34667  
has been filed against you and you are  
required to file written defenses with  
the clerk of court and to serve a copy  
within 30 days after the first publica-  
tion of the Notice of Action, on Alber-  
telli Law, Plaintiff’s attorney, whose  
address is P.O. Box 23028, Tampa, FL  
33623; otherwise, a default will be en-  
tered against you for the relief demand-  
ed 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 hear-  
ing impaired.  
Contact should be initiated at least  
seven days before the scheduled court  
appearance, or immediately upon re-  
ceiving this notification if the time be-  
fore the scheduled appearance is less  
than seven days.  
The court does not provide trans-  
portation 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

SECOND 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, COLLEC-  
TION, 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 main-  
tenance 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 (includ- ing 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 Assess-  
ments, 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 meet-  
ing. 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 Of-  
fice 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, 202525-01525P

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

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

11/18/237\_V20

SECOND 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 Develop-  
ment 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 meet-  
ing 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.  
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 dis-  
ability 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 evi-  
dence upon which such appeal is to be based.  
District Manager  
July 25; August 1, 202525-01526P

SECOND 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 Develop-  
ment 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 meet-  
ing 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 dis-  
ability 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 evi-  
dence upon which such appeal is to be based.  
District Manager  
July 25; August 1, 202525-01527P



--- ACTIONS / SALES ---

SECOND 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.

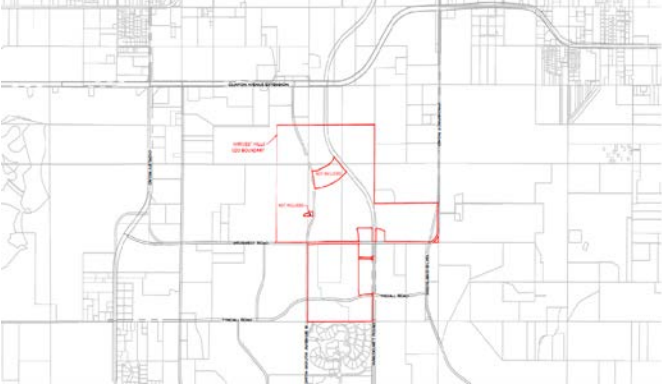
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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

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FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business Observer

LV20906\_V35



--- PUBLIC SALES / ESTATE---

SECOND 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

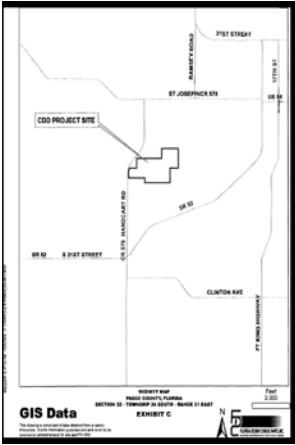
WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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  
HOUR: 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.

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



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)

SECOND 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

LV18237\_V30



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SALE / PUBLIC NOTICE ---

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SECOND INSERTION		SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>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).</b> To: GLENNA JORDAN F/K/A GLENNA BUSHELMAN 37073 Janet Criele 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:	has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before August 25th, 2025 , a date which is within thirty (30) day after the first publication of this Notice in Business Observer and file the original with the This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT , IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT 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 the seal of this court on this 23 day of July, 2025. <div>Clerk of the Circuit Court (SEAL) By: Haley Joyner Deputy Clerk</div> <div>Jul. 25; Aug. 1, 202525-01558P</div>	in ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff, and DAVID TUSHAJ, F1 MOTOR TRANSPORT LLC, A FLORIDA LIMITED LIABILITY 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 beginning at 11:00 AM, at 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, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-	ED IN PLAT BOOK 6, PAGE 47 AND 48, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  Property Address: 9224 Elza Street, 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 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 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: 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 By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com July 25; Aug. 1, 202525-01553P

SECOND INSERTION		SECOND INSERTION																																																																					
<b>WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT</b>		<b>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.</b> <b>Upcoming Public Hearings and Regular Meeting</b> The Board of Supervisors ("Board") for the Wiregrass II Community Development District ("District") will hold the following three public hearings and a regular meeting:																																																																					
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.		<b>Description of the FY 26 Assessments</b> 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:																																																																					
<table><thead><tr><th>Land Use</th><th>Total # of Units / Acres</th><th>Equivalent Assessment Unit Factor<sup>1</sup></th><th>Proposed O&amp;M Assessment (including collection costs / early payment discounts)</th></tr></thead><tbody><tr><td>Esplanade – AA1</td><td></td><td></td><td></td></tr><tr><td>Single Family 45</td><td>150</td><td>0.87</td><td>\$400.52</td></tr><tr><td>Single Family 52</td><td>156</td><td>1.00</td><td>\$460.37</td></tr><tr><td>Single Family 62</td><td>59</td><td>1.19</td><td>\$547.84</td></tr><tr><td>Single Family 76</td><td>20</td><td>1.46</td><td>672.14</td></tr><tr><td>Esplanade – AA2</td><td></td><td></td><td></td></tr><tr><td>Single Family 45</td><td>154</td><td>.87</td><td>\$400.52</td></tr><tr><td>Single Family 52</td><td>177</td><td>1.00</td><td>\$460.37</td></tr><tr><td>Single Family 62</td><td>135</td><td>1.19</td><td>\$547.84</td></tr><tr><td>Single Family 76</td><td>10</td><td>1.46</td><td>\$672.14</td></tr></tbody></table>		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	<table><thead><tr><th>Land Use</th><th>Total # of Units/ Acres</th><th>Irrigation Factor<sup>1</sup></th><th>Proposed Irrigation Assessment collection costs / early payment discounts)</th></tr></thead><tbody><tr><td>SF 41 – 50</td><td>227</td><td>41 – 50</td><td>\$724.92</td></tr><tr><td>SF 51 – 60</td><td>320</td><td>51 – 60</td><td>\$767.24</td></tr><tr><td>SF 61 – 70</td><td>215</td><td>61 – 70</td><td>\$809.56</td></tr><tr><td>SF 71 – 80</td><td>58</td><td>71 – 80</td><td>\$852.01</td></tr><tr><td>SF 80 PLUS</td><td>41</td><td>80 Plus</td><td>\$896.66</td></tr></tbody></table>		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
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SECOND INSERTION		SECOND INSERTION	
<b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION <b>CASE NO.: 2025CA001263 DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KAREN SHELTON; et al., Defendants.</b> 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 ES-TATES 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 Counsel for Plaintiff July 25; Aug. 1, 202525-01559P	The Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") will hold a public hearing and regular meeting as follows: <div>DATE: August 19, 2025 TIME: 11:00 a.m. LOCATION: Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway Wesley Chapel, Florida 33544</div> 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.harvesthillsdcd.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	

SECOND INSERTION		SECOND INSERTION	
<b>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.</b> The Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") will hold a public hearing and regular meeting as follows: <div>DATE: August 19, 2025 TIME: 11:00 a.m. LOCATION: Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway Wesley Chapel, Florida 33544</div> 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.harvesthillsdcd.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		<b>Additional Provisions</b> 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	
July 25; August 1, 202525-01551P		July 25; August 1, 202525-01528P	



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SALES / PUBLIC NOTICES

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SECOND INSERTION		SECOND 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	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, 202525-01512P
	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, 202525-01511P		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

SECOND INSERTION

PTC 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 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.

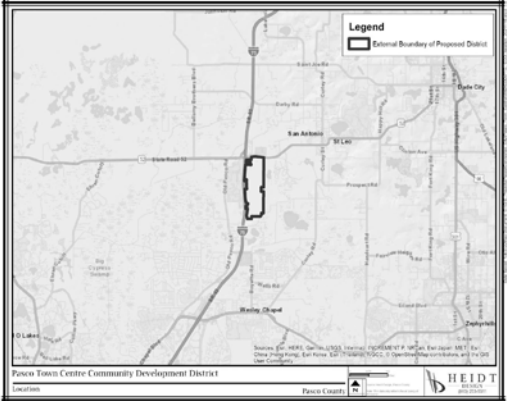
**Description of Assessments**  
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded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

SECOND 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 & Cavonis, 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

SECOND 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>	The administration of the estate of Benjamin Newell Caine, deceased, whose date of death was May 16, 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
<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

SECOND 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. 51-2025-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

<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@flprobatrustlaw.com  
Secondary E-Mail:  
stacey@flprobatrustlaw.com  
July 25; Aug. 1, 2025

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

SECOND 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	
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

SAVE  
TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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TAX DEEDS

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FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

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ACTIONS / SALES

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SECOND 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>Nikki Alvarez-Sowles, Esq., Clerk of the Court, will sell to the highest and best bidder for cash in/on <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> in accordance with chapter 45 Florida Statutes, Pasco County, Florida on SEPTEMBER 4, 2025, AT 11:00 AM, the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOTS 42 AND 43, OAK RIDGE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 52, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>PARCEL I.D. #: 23-26-21-0030-00000-0420</p> <p>A/K/A 38146 ARCHER AVE., ZEPHYRHILLS, FL 33541</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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</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</p> <p>Corey W. Szalai, Esq. FBN 1018220</p> <p>Corey Szalai Law, PLLC 10333 Seminole Blvd., Unit 2 Seminole, Florida 33778</p> <p>Telephone: (727) 300-1029</p> <p>Facsimile: (844) 882-4703</p> <p>Email: <a href="mailto:corey@cslawpllc.com">corey@cslawpllc.com</a></p> <p>Attorney for Plaintiff</p> <p>July 25; Aug. 1, 2025 25-01556P</p>
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SECOND 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</b></p> <p><b>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>

	<p>to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated this 17th day of July 2025</p> <p>By: /s/ Ian Norych</p> <p>Ian R. Norych, Esq.</p> <p>Bar Number: 56615</p> <p>DELUCA LAW GROUP, PLLC</p> <p>2101 NE 26th Street</p> <p>FORT LAUDERDALE, FL 33305</p> <p>PHONE: (954) 368-1311  </p> <p>FAX: (954) 200-8649</p> <p>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</p> <p><a href="mailto:service@delucalawgroup.com">service@delucalawgroup.com</a></p> <p>24-06041</p> <p>Jul. 25; Aug. 1, 2025 25-01513P</p>
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SECOND 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</b></p> <p><b>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</p> <p>/s/ Brian L. Rosaler</p> <p>By: Brian L. Rosaler</p> <p>Florida Bar No.: 0174882.</p> <p>Attorney for Plaintiff:</p> <p>Brian L. Rosaler, Esquire</p> <p>Popkin &amp; Rosaler, P.A.</p> <p>1701West Hillsboro Boulevard Suite 400</p> <p>Deerfield Beach, FL 33442</p> <p>Telephone: (954) 360-9030</p> <p>Facsimile: (954) 420-5187</p> <p>25-51780</p> <p>Jul. 25; Aug. 1, 2025 25-01516P</p>

	<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</b></p> <p><b>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</p> <p>/s/ Brian L. Rosaler</p> <p>By: Brian L. Rosaler</p> <p>Florida Bar No.: 0174882.</p> <p>Attorney for Plaintiff:</p> <p>Brian L. Rosaler, Esquire</p> <p>Popkin &amp; Rosaler, P.A.</p> <p>1701West Hillsboro Boulevard Suite 400</p> <p>Deerfield Beach, FL 33442</p> <p>Telephone: (954) 360-9030</p> <p>Facsimile: (954) 420-5187</p> <p>24-51513</p> <p>Jul. 25; Aug. 1, 2025 25-01515P</p>
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SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA</b></p> <p><b>CIRCUIT CIVIL DIVISION</b></p> <p><b>CASE NO.:</b></p> <p><b>2024CA002512CAAXWS</b></p> <p><b>ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, v. MICHAEL K. DEARSMAN, et al., Defendants.</b></p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 2, 2025, issued in and for Pasco County, Florida, in Case No. 2024CA-002512CAAXWS, wherein ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff, and MICHAEL K. DEARSMAN, ANN MARIE DEARSMAN and TD BANK N.A. are the Defendants.</p> <p>The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in ac-</p>	<p>cordance with Section 45.031, Florida Statutes, on September 30, 2025, at electronic sale beginning at 11:00 AM, at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:</p> <p>LOT 14, MARTHA’S VINEYARD, UNIT NO. TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 69, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 5139 BAY BOULEVARD, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are</p>

	<p>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.</p> <p>Dated: This 16th day of July, 2025.</p> <p>Respectfully submitted,</p> <p>HOWARD LAW</p> <p>4755 Technology Way, Suite 104</p> <p>Boca Raton, FL 33431</p> <p>Telephone: (954) 893-7874</p> <p>Facsimile: (888) 235-0017</p> <p>Designated Service E-Mail: <a href="mailto:Pleadings@HowardLaw.com">Pleadings@HowardLaw.com</a></p> <p>By: /s/ Matthew B. Klein</p> <p>Matthew B. Klein, Esq.</p> <p>Florida Bar No.: 73529</p> <p>E-Mail: <a href="mailto:Matthew@HowardLaw.com">Matthew@HowardLaw.com</a></p> <p>Jul. 25; Aug. 1, 2025 25-01514P</p>
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SECOND INSERTION	
<p><b>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION</b></p> <p><b>CASE NO.:</b></p> <p><b>2025CA001957CAAXWS</b></p> <p><b>GROW FINANCIAL FEDERAL CREDIT UNION Plaintiff(s), vs. CITY OF NEW PORT RICHEY; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF CHRISTOPHER SCOTT LEDDEN, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).</b></p> <p>TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF CHRISTOPHER SCOTT LEDDEN, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS</p> <p>LAST KNOWN ADDRESS: UN-</p>	<p>KNOWN</p> <p>CURRENT ADDRESS: UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:</p> <p>LOT 14, BLOCK 161, A REVISED PLAT OF THE TOWN OF NEW PORT RICHEY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property address: 6123 Tennessee Avenue, New Port Richey, FL 34653</p> <p>You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE AUGUST 25TH, 2025</p> <p>If you are a person with a disability who needs any accommodation in</p>

	<p>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.</p> <p>DATED this July 22, 2025.</p> <p>Nikki Alvarez-Sowles, Esq.</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>As Clerk of the Court</p> <p>BY: Haley Joyner</p> <p>Deputy Clerk</p>
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	<p>Plaintiff Atty:</p> <p>Padgett Law Group</p> <p>6267 Old Water Oak Road, Suite 203</p> <p>Tallahassee, FL 32312</p> <p><a href="mailto:attorney@padgettlawgroup.com">attorney@padgettlawgroup.com</a></p> <p>TDP File No. 25-005760-1</p> <p>July 25; Aug. 1, 2025 25-01554P</p>
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FOURTH INSERTION	
<p><b>NOTICE OF ACTION FOR</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2025-DR-002646</b> <b>IN RE: THE MARRIAGE OF</b> <b>JHON EDISSON GARCIA</b> <b>MONTOYA,</b> <b>Petitioner/Husband,</b> <b>and</b> <b>VICTORIA PERALES</b> <b>COLLAZO-GOMEZ,</b> <b>Respondent/Wife.</b> TO: VICTORIA PERALES COL- LAZO-GOMEZ (last known address) 27114 Dayflower Blvd. Wesley Chapel, FL 33544 (Whereabouts unknown) YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage, has been filed against you. You are re- quired to serve a copy of your written defenses, if any, to this action on David Shobe, Esquire of The Law Firm of Ayo and Iken, PLC, Respondent's attorney, whose address is 703 W. Bay St., Tam- pa, FL 33606, on or before 8-11-2025, and file the original with the Clerk of this Court located at Pasco County Courthouse, 7530 Little Rd, New Port Richey, FL 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the Petition. If you fail to do so, a default may be entered against you</p>	

FOURTH INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY <b>2025DP000051DPAXWS</b> <b>In the Interest of:</b> <b>J.D. DOB: 6/13/2023</b> <b>Minor Child.</b> TO: Anthony Macchi RESIDENCE UNKNOWN You are hereby notified that a Peti- tion under oath, has been filed in the above-styled Court for the Termination of your parental rights of J.D., a female child, born on 06/13/2013 in Pinel- las County, State of Florida to the De- partment of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and ap- pear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 August 23, 2025, at 10:30 A.M. FAILURE TO PERSONALLY AP- PEAR AT THIS HEARING CONSTITU- TES CONSENT TO THE TERMI- NATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU. YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU. PURSUANT TO SECTIONS OF</p>	

FOURTH INSERTION	
<p><b>Notice of Application for Tax Deed</b> <b>2025XX000096TDAXXX</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 #: 2100642 Year of Issuance: 06/01/2022 Description of Property: 26-24-21-0120-00200-0030 VICTORY ADDITION PB 2 PG 31 LOTS 3 &amp; 4 BLOCK 2 DB 64 PG 443 Name(s) in which assessed: JAMES ALEXANDER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01391P</p>	

THIRD INSERTION	
<p><b>NOTICE OF ACTION FOR</b> <b>PUBLICATION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO:</b> <b>2024DR006353DRAXWS</b> <b>IN RE: THE MATTER OF:</b> <b>EMANUEL JORDAN HOLMES,</b> <b>Petitioner/Father,</b> <b>and</b> <b>KATRINA ASHLEY</b> <b>TRAUTSCHOLD,</b></p>	

**Respondent/Mother.**  
TO: KATRINA ASHLEY  
TRAUTSCHOLD  
Last known Address:  
Katrina Ashley Trautschold  
7351 Highwater Drive #S7  
New Port Richey, Florida 34655  
YOU ARE NOTIFIED that an action  
for Petition for Determination of Pa-  
ternity and Establishment of a Parent-  
ing Plan, Timesharing Schedule, Child  
Support and Other Related Relief, has  
been filed against you. You are required  
to serve a copy of yourwritten defenses,

FOURTH INSERTION	
<p><b>The Acacia Fields Community Development District</b> <b>Notice of a public hearing and the intent to use the uniform method for the</b> <b>levy, collection, and enforcement of non-ad valorem assessments</b></p>	
<p>The Board of Supervisors ("Board") of the Acacia Fields Community Development District ("District") will hold a public hearing and a regular Board meeting on Tues- day, August 12, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All af- fected property owners have the right to appear at the hearing and be heard regard- ing the District's use of the Uniform Method. At the conclusion of the hearing the Board will consider the adoption of a resolu- tion authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assess- ments will be collected by the Pasco County Tax Collector. The meeting and hearing are open to the public and will be conducted in ac- cordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing. If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceed- ings is made, which includes the testimony and evidence upon which such appeal is to be based. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical im- pairment should contact the District Manager's office at <a href="mailto:sbrizendine@rizzeta.com">sbrizendine@rizzeta.com</a> at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District of- fice. Scott Brizendine District Manager July 11, 18, 25; August 1, 2025 25-01352P</p>	

FOURTH INSERTION	
<p><b>Notice of Application for Tax Deed</b> <b>2025XX000078TDAXXX</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 #: 2007412 Year of Issuance: 06/01/2021 Description of Property: 32-25-16-0000-04800-0020 COM AT NE CORNER OF SE1/4 OF NW1/4 OF SEC TH ALG NORTH LN OF SE1/4 OF NW1/4 WEST 327.09 FT FOR POB TH S0DEG51'o"W 123.21 FT TO PT IN PITHLACHA- SCOTTEE RIV TH N54DEG14'31"W 70.66 FT TH N10DEG44'o"E 83.37 FT TH EAST 43.64 FT TO POB Name(s) in which assessed: TAIT LUNDQUIST REGISTERED AGENT J MATTHEW MARQUARDT REGISTERED AGENT BELEAIR BLUFFS PROPERTIES LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01380P</p>	

FOURTH INSERTION	
<p><b>Notice of Application for Tax Deed</b> <b>2025XX000084TDAXXX</b> NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2009054 Year of Issuance: 06/01/2021 Description of Property: 30-26-16-0050-00000-1320 ORANGEWOOD VILLAGE 3 PB 8 PG 13 LOT 132 OR 8516 PG 2440 Name(s) in which assessed: JAMES T RATHBONE LEANN RATHBONE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01385P</p>	

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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

FOURTH INSERTION	
<p><b>Notice of Application for Tax Deed</b> <b>2025XX000076TDAXXX</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 #: 2007411 Year of Issuance: 06/01/2021 Description of Property: 32-25-16-0000-04800-0010 COM AT NE COR OF SE1/4 OF NW1/4 TH ALG NORTH LN OF SE1/4 OF NW1/4 370.73 FT FOR POB TH S10DEG44'o"W 83.37 FT TO PT IN PITHLA- CHASCOTEE RIVER TH N54DG 14'31"W 140.16 FT TO NORTH LN OF SE1/4 OF NW1/4 TH ALG NORTH LN 129.27FT TO POB Name(s) in which assessed: BELLEAIR BLUFFS PROPERTIES LLC TAIT LUNDQUIST REGISTERED AGENT J MATTHEW MARQUARDT REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01378P</p>	

THIRD INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025DR000728DRAXES</b> <b>IN RE: THE MARRIAGE OF</b> <b>EDISLIDA RUIZ CASTILLO,</b> <b>Petitioner, v.</b> <b>ALCIDES JOSE PEREZ AMARO,</b> <b>Respondent.</b> Full Name: Alcides J. Perez Amaro Last Known Address: Ud 2. Zona A. Terraza 35. Casa#5. Parroquia Cari- cuao. Municipio Bolivariano Libertar- dor. Distrito Capital. Caracas Venezuela Date of Birth: 07/07/1973 YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EDISLIDA RUIZ CASTIL- LO, whose address is 30337 Princess Bay Dr, Wesley Chapel, FL 33545, on or before 8-20-2025 and file the origi- nal with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654, before service on Petitioner or immedi- ately thereafter. If you fail to do so, a default may be</p>	

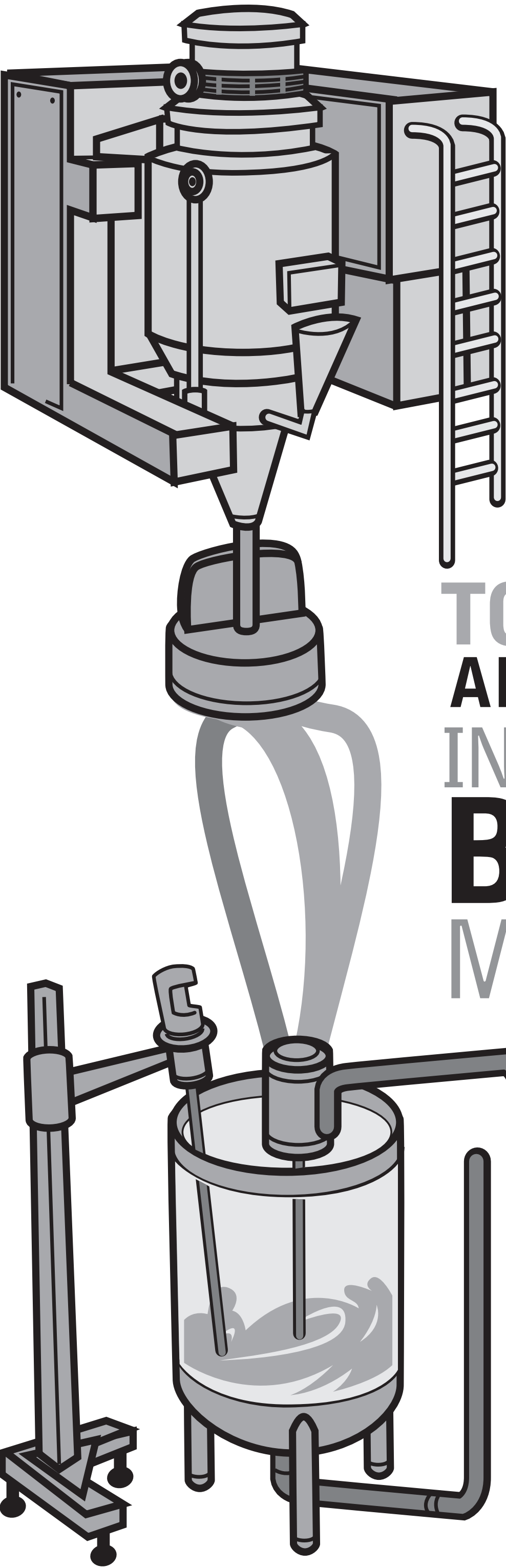
THIRD INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.:</b> <b>2024CA000478CAAXWS</b> <b>ELIZABETH MARIE MILLER,</b> <b>Plaintiff, vs.</b> <b>LENORE M. KEOUGH, f/k/a</b> <b>LENORE M. HUFF, et alia,</b> <b>Defendant(s).</b> TO: Doris L. Keough 3537 Tiki Drive Holiday, Florida 34691 YOU ARE NOTIFIED that an action has been filed against you in the Cir- cuit 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 Condo- minium 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 &amp; 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, &amp; TRIBUNAL, PLLC c/o Terra L. Sickler, Esq. 1512 E. Broward Blvd. Suite 204A Fort Lauderdale, FL 33301 on or before AUGUST 18TH, 2025,</p>	

entered against you for the relief de-  
manded in the petition.  
The action is asking the court to de-  
cide how the following real or personal  
property should be divided: NONE  
Copies of all court documents in this  
case, including orders, are available at  
the Clerk of the Circuit Court's office.  
You may re-view these documents upon  
request.  
You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed  
to the addresses on record at the clerk's  
office.  
WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.  
DATED: 7-15-2025  
PASCO COUNTY CLERK OF THE  
CIRCUIT COURT  
By: Rita Meyer Deputy Clerk  
Jul. 18, 25; Aug. 1, 8, 2025  
25-01489P

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# TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

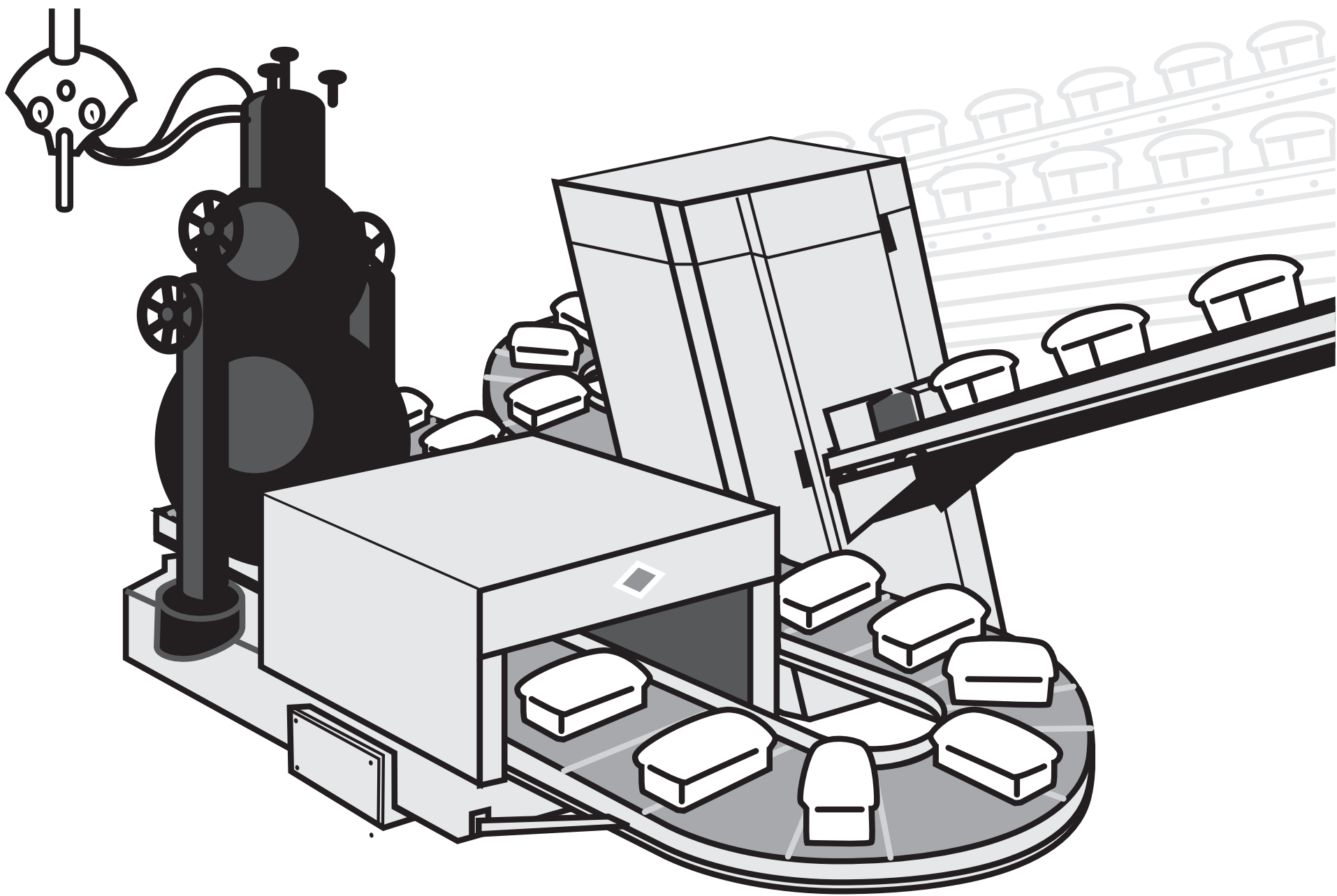
**By R.W. Grant**  
Illustrations by Austin McKinley

This is the legend of a man whose name  
Was a household word: a man whose fame  
Burst on the world like an atom bomb.  
Smith was his last name; first name: Tom.

The argument goes on today.  
“He was a villain,” some will say.  
“No! A hero!” others declare.  
Or was he both? Well, I despair;  
The fight will last ‘til kingdom come;  
Was Smith a hero? Or was Smith a bum?  
So, listen to the story and it’s up to you  
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized  
In toys. So people were surprised  
When they found that he instead  
Of making toys, was baking bread!  
The news was flashed by CBS  
Of his incredible success.  
Then NBC jumped in in force,  
Followed by the Times, of course.  
The reason for their rapt attention,  
The nature of his new invention,  
The way to make bread he’d conceived  
Cost less than people could believe!  
And not just make it! This device  
Could in addition wrap and slice!  
The price per loaf, one loaf or many:  
The miniscule sum of under one penny!





Can you imagine what this meant?  
Can you comprehend the consequent?  
The first time yet the world well fed!  
And all because of Tom Smith's bread!

Not the last to see the repercussions  
Were the Red Chinese, and, of course, the  
Russians,  
For Capitalist bread in such array

Threw the whole red block into black dis-  
may!  
Nonetheless, the world soon found  
That bread was plentiful the world  
around.  
Thanks to Smith and all that bread,  
A grateful world was at last well fed!

But isn't it a wondrous thing  
How quickly fame is flown?  
Smith, the hero of today  
Tomorrow, scarcely known!  
Yes, the fickle years passed by.  
Smith was a billionaire.

But Smith himself was now forgot,  
Though bread was everywhere.  
People, asked from where it came,  
Would very seldom know.

They would simply eat and ask,  
'Was not it always so?'

However, Smith cared not a bit,  
For millions ate his bread,  
And "Everything is fine," thought he.  
"I'm rich and they are fed!"

Everything was fine, he thought?  
He reckoned not with fate.  
Note the sequence of events  
Starting on the date  
On which inflation took its toll,  
And to a slight extent,  
The price on every loaf increased:  
It went to one full cent!

A sharp reaction quickly came.  
People were concerned.  
White House aide expressed dismay.  
Then the nation learned  
That Russia lodged a sharp protest.  
India did the same.  
"Exploitation of the Poor!"  
Yet, who was there to blame?

And though the clamor ebbed and flowed,  
All that Tom would say  
Was that it was but foolish talk.  
Which soon would die away.  
And it appeared that he was right.  
Though on and on it ran,  
The argument went 'round and 'round  
But stopped where it began.

There it stopped, and people cried,  
"For heaven's sake, we can't decide!  
It's relative! Beyond dispute,  
There's no such thing as 'absolute'!  
And though we try with all our might,  
Since nothing's ever black or white,  
All that we can finally say is  
'Everything one shade of grey is!'  
So people cried out, "Give us light!  
We can't tell what's wrong from right!"

To comprehend confusion,  
We seek wisdom at its source.  
To whom, then did the people turn?  
The Intellectuals, of course!

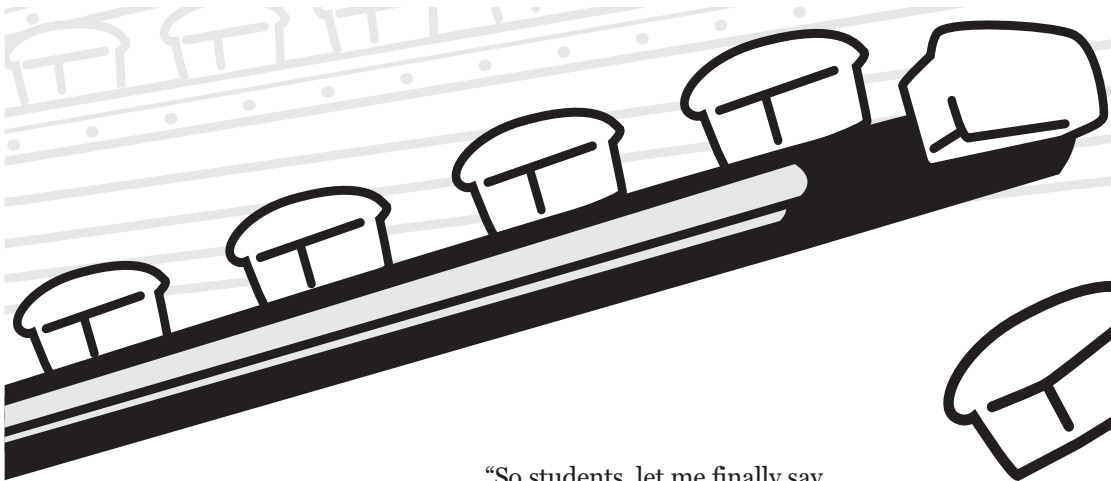
And what could be a better time  
For them to take the lead,  
Than at their International Conference  
On Inhumanity and Greed.  
For at this weighty conference,  
Once each year we face  
The moral conscience of the world—  
Concentrated in one place.

At that mighty conference were  
A thousand, more or less,  
Of intellectuals and bureaucrats,  
And those who write the press.  
And from Yale and Harvard  
The professors; all aware  
The fate of Smith would now be known.  
Excitement filled the air!

"The time has come," the chairman said  
"To speak of many things:  
Of duty, bread and selfishness,  
And the evil that it brings.  
For, speaking thus we can amend  
That irony of fate  
That gives to unenlightened minds  
The power to create.







“Since reason tells us that it can’t,  
Therefore let us start  
Not by thinking with the mind,  
But only with the heart!  
Since we believe in people, then,”  
At last the chairman said,  
‘We must meet our obligation  
To see that they are fed!’”

And so it went, one by one,  
Denouncing private greed;  
Denouncing those who’d profit thus  
From other people’s need!

Then, suddenly each breath was held,  
For there was none more wise  
Than the nation’s foremost Pundit  
Who now rose to summarize:

“My friends,” he said, (they all  
exhaled)  
‘We see in these events  
The flouting of the Higher Law—  
And its consequence.  
We must again remind ourselves  
Just why mankind is cursed:  
Because we fail to realize  
Society comes first!

“Smith placed himself above the  
group  
To profit from his brothers.  
He failed to see the Greater Good,  
Is Service, friends, to Others!”

With boldness and with vision,  
then,  
They ratified the motion  
To dedicate to all mankind  
Smith’s bread-and their devotion!

The conference finally ended.  
It had been a huge success.  
The intellectuals had spoken.  
Now others did the rest.

The professors joined in all the  
fuss,  
And one was heard to lecture thus:  
(For clarity, he spoke in terms  
Of Mother Nature, birds and worms):

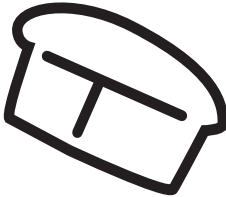
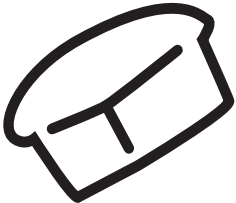
“That early birds should get the worm  
Is clearly quite unfair.  
Wouldn’t it much nicer be  
If all of them would share?  
But selfishness and private greed

Seem part of nature’s plan,  
Which Mother Nature has decreed  
For bird. But also Man?  
The system which I question now,  
As you are well aware,  
(I’m sure you’ve heard the term  
before  
Is Business, Laissez-Faire!

“So students, let me finally say  
That we must find a nobler way.  
So, let us fix the race that all  
May finish side-by-side;  
The playing field forever flat,  
The score forever tied.  
To achieve this end, of course,  
We turn to government-and force.  
So, if we have to bring Smith do  
As indeed we should,  
I’m sure you will agree with me,  
It’s for the Greater Good!”

Comments in the nation’s press  
Now scorned Smith and his plunder:  
‘What right had he to get so rich  
On other people’s hunger?’  
A prize cartoon depicted Smith  
With fat and drooping jowls  
Snatching bread from hungry babes,  
Indifferent to their howls.

One night, a TV star cried out,  
“Forgive me if I stumble,  
But I don’t think, I kid you not,  
That Smith is very humble!”  
Growing bolder, he leaped up,



(Silencing the cheers)  
“Humility!” he cried to all—  
And then collapsed in tears!

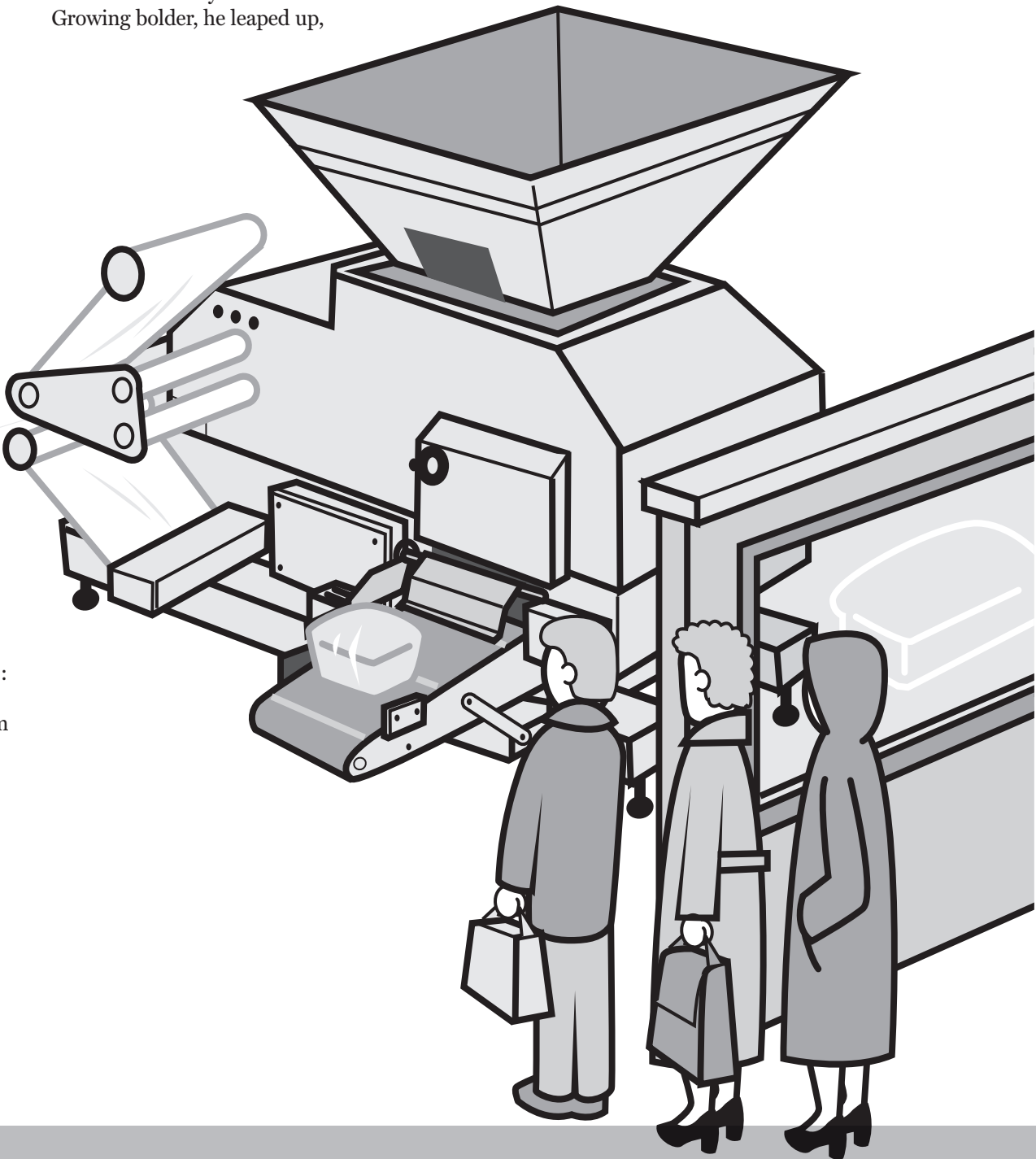
The clamor rises all about;  
Now hear the politician shout:  
‘What’s Smith done, so rich to be?  
Why should Smith have more than thee?  
So, down with Smith and all his greed;  
I’ll protect your right to need!”

Then Tom found to his dismay  
That certain businessmen would say,  
“The people now should realize  
It’s time to cut Smith down to size,  
For he’s betrayed his public trust  
(And taken all that bread from us!)”

Well, since the Public does come first,  
It could not be denied  
That in matters such as this,  
The public must decide.  
So, SEC became concerned,  
And told the press what it had learned:  
“It’s obvious that he’s guilty  
—Of what we’re not aware—  
Though actually and factually  
We’re sure there’s something there!”

And Antitrust now took a hand.  
Of course it was appalled  
At what it found was going on.  
The “bread trust” it was called.

“Smith has too much crust,”  
they said. “A deplorable condition  
That Robber Barons profit thus  
From cutthroat competition!”





WELL!  
This was getting serious!  
So Smith felt that he must  
Have a friendly interview  
With SEC and ‘Trust.  
So, hat in hand, he went to them.  
They’d surely been misled;  
No rule of law had he defied.  
But then their lawyer said:

“The rule of law, in complex times,  
Has proved itself deficient.  
We much prefer the rule of men.  
It’s vastly more efficient.

“So, nutshell-wise, the way it is,  
The law is what we say it is!

“So, let me state the present rules,”  
The lawyer then went on,  
“These very simple guidelines  
You can rely upon:  
You’re gouging on your prices  
If you charge more than the rest.  
But it’s unfair competition  
If you think you can charge less!  
“A second point that we would make,  
To help avoid confusion:  
Don’t try to charge the same amount,  
For that would be collusion!

“You must compete—but not too much.  
For if you do, you see,  
Then the market would be yours—  
And that’s monopoly!  
Oh, don’t dare monopolize!  
We’d raise an awful fuss,  
For that’s the greatest crime of all!  
(Unless it’s done by us!)”

“I think I understand,” said Tom.  
“And yet, before I go,  
How does one get a job like yours?  
I’d really like to know!”

The lawyer rose then with a smile;  
“I’m glad you asked,” said he.  
“I’ll tell you how I got my start  
And how it came to be.”

(His secretaries gathered ‘round  
As their boss did thus expound.)

*“When I was a lad going off to school,  
I was always guided by this golden rule:  
Let others take the lead in things, for  
heaven’s sake,  
So if things go wrong-why, then it’s their  
mistake!”  
(So if things go wrong-why, then it’s their  
mistake!)*

*“Following this precept it came to pass  
I became the president of my senior class.  
Then on to college where my profs extolled  
The very same theory from the very same  
mold!”  
(The very same theory from the very same  
mold!)*

*“Let others take the chances, and I would  
go along.  
Then I would let them know where they all  
went wrong!  
So successful was my system that then  
indeed,  
I was voted most likely in my class to suc-  
ceed!”*

*(He was voted most likely in his class to  
succeed!)*

*“Then out into the world I went, along  
with all the rest,  
Where I put my golden rule to the ulti-  
mate test.  
I avoided all of commerce at whatever the  
cost—  
And because I never ventured, then I also  
never lost!”  
(And because he never ventured, then he  
also never lost!)*

*‘With this unblemished record then, I  
quickly caught the eye  
Of some influential people ‘mongst the  
powers on high.*

*And so these many years among the  
mighty I have sat,  
Having found my niche as a bureaucrat!”  
(Having found his niche as a bureaucrat)*

*“To be a merchant prince has never been  
my goal,  
For I’m qualified to play a more impor-  
tant role:  
Since I’ve never failed in business, this of  
course assures  
That I’m qualified beyond dispute to now  
run yours!’  
(That he’s qualified beyond dispute to now  
run yours!)*

“Thanks; that clears it up,” said Tom.

The lawyer said, “I’m glad!  
We try to serve the public good.  
We’re really not so bad!

“Now, in disposing of this case,  
If you wish to know just how,  
Go up to the seventh floor;  
We’re finalizing now!”

So, Tom went to the conference room  
Up on the seventh floor.  
He raised his hand, about to knock,  
He raised it—but no more—  
For what he overheard within  
Kept him outside the door!  
A sentence here, a sentence there—  
Every other word—  
He couldn’t make it out (he hoped),  
For this is what he heard:

“Mumble, mumble, let’s not fumble!  
Mumble, mumble, what’s the charge?  
Grumble, grumble, he’s not humble?  
Private greed? Or good of all?

“Public Interest, Rah! Rah! Rah!  
Business, Business, Bah! Bah! Bah!

“Say, now this now we confess  
That now this now is a mess!  
Well now, what now do we guess?  
Discharge? Which charge would be best?

“How ‘bout ‘Greed and Selfishness’?  
Oh, wouldn’t that be fun?  
It’s vague enough to trip him up  
No matter what he’s done!

‘We don’t produce or build a thing!  
But before we’re through,  
We allow that now we’ll show Smith how  
We handle those who do!

‘We serve the public interest;  
We make up our own laws;  
Oh, golly gee, how selflessly  
We serve the public cause!

“For we’re the ones who make the rules  
At ‘Trust and SEC,  
So bye and bye we’ll get that guy;  
Now, what charge will it be?

“Price too high? Or price too low?  
Now, which charge will we make?  
Well, we’re not loath to charging both  
When public good’s at stake!

“But can we go one better?  
How ‘bout monopoly?  
No muss, no fuss, oh clever us!  
Right-O! Let’s charge all three!

“But why stop here? We have one more!  
Insider Trading! Number four!  
We’ve not troubled to define  
This crime in any way so,  
This allows the courts to find  
Him guilty ‘cause we say so!”

So, that was the indictment.  
Smith’s trial soon began.  
It was a cause célèbre  
Which was followed’ cross the land.  
In his defense Tom only said,  
“I’m rich, but all of you are fed!  
Is that bargain so unjust  
That I should now be punished thus?”

Tom fought it hard all the way.  
But it didn’t help him win.  
The jury took but half an hour  
To bring this verdict in:

“Guilty! Guilty! We agree!  
He’s guilty of this plunder!  
He had no right to get so rich  
On other people’s hunger!”

“Five years in jail!” the judge then said.  
“You’re lucky it’s not worse!  
Robber Barons must be taught  
Society Comes First!  
As flies to wanton boys,” he leered,  
“Are we to men like these!  
They exploit us for their sport!  
Exploit us as they please!”

The sentence seemed a bit severe,  
But mercy was extended.  
In deference to his mother’s pleas,  
One year was suspended.  
And what about the Bread Machine?  
Tom Smith’s little friend?  
Broken up and sold for scrap.  
Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government.  
And as might be expected,  
Everything is well controlled—  
The public well protected.

True, loaves cost ten dollars each.  
But our leaders do their best.  
The selling price is half a cent.  
Taxes pay the rest!

