

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on September 2, 2025, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.	
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager August 22, 2025	25-01729P

FIRST INSERTION	
NOTICE OF BOARD MEETING CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors ("Board") of Connerton East Community Development District will hold their regular meeting on September 9, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.	
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 agenda may be viewed on the District's website https://www.connertoneastcd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Scott Brizendine District Manager August 22, 2025	25-01730P

FIRST INSERTION	
NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on September 2, 2025 at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.	
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which such appeal is to be based.	
Daryl Adams District Manager August 22, 2025	25-01732P

FIRST INSERTION	
MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING	
The Audit Review Committee for the McKendree Pointe Community Development District ("District") will hold an audit review committee meeting on Monday, September 8, 2025 at 9:00 a.m., located at Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.	
The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at larry@breeze-home.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.	
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.	
Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813)565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.	
A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Larry Krause District Manager August 22, 2025	25-01734P

FIRST INSERTION	
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS MEETING	
NOTICE IS HEREBY GIVEN by the Epperson North Community Development District that the Board of Supervisors ("Board") will hold its regular meeting on Tuesday, September 2, 2025 at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. At such time the Board is so authorized and may consider any business that may properly come before it.	
A copy of the agenda may be obtained by contacting the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours or on the Epperson North Community Development District's website: www.epperson-northcd.org seven days in advance of the meeting.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.	
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager August 22, 2025	25-01731P

FIRST INSERTION	
HOPE INNOVATION DISTRICT NOTICE OF AUDITOR SELECTION COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING	
The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on September 2, 2025, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained by contacting the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Phone (407) 723-5900.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when one or more Supervisors will participate by telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.	
Lynne Mullins District Manager August 22, 2025	25-01733P

FIRST INSERTION	
MIRADA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	
The Mirada Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.	
Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.	
Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at aferguson@gms-tampa.com, and by telephone at (813) 344-4844.	
Proposers must provide an electronic copy of their proposal to the District Recording Secretary Amanda Ferguson at aferguson@gms-tampa.com. Proposals must be received by 12:00 p.m. on Tuesday, August 26, 2025. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.	
Mirada Community Development District Jason Greenwood, District Manager August 22, 2025	25-01736P

FIRST INSERTION	
THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS	
Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on September 2, 2025, at 9:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.	
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager August 22, 2025	25-01737P

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, September 2, 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 miradacd.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. 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 22, 2025	25-01735P

FIRST INSERTION	
SageBrush Community Development District NOTICE OF AUDIT COMMITTEE & REGULAR MEETING	
The Board of Supervisors of SageBrush Development District will hold their regular meeting on September 9, 2025 at 900 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. There will be an Audit Committee meeting before the Board of Supervisors' regular meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
SageBrush Community Development District Scott Brizendine District Manager August 22, 2025	25-01738P

FIRST INSERTION	
TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING	
Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on September 10, 2025, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.	
The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tsredd.com/.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager August 22, 2025	25-01739P

FIRST INSERTION	
FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Zodiac Construction located at 15985 PRESERVE MARKETPLACE BLVD #1052 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Tampa, Florida, this 18th day of August, 2025.	
Tyler Shewmake August 22, 2025	25-01764P

**PUBLISH YOUR
LEGAL NOTICE**

Email
legal@businessobserverfl.com

www.businessobserverfl.com

**Business
Observer**

August 2025

ACTIONS / SALES

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.:</p> <p>51-2025-CA-000284-CAAX-ES</p> <p>U.S. BANK NATIONAL ASSOCIATION,</p> <p>Plaintiff, vs.</p> <p>GREGORY WAYNE TIBBLES;</p> <p>FLORIDA HOUSING FINANCE CORPORATION; THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC.;</p> <p>WIREGRASS RANCH MASTER ASSOCIATION, INC.;</p> <p>ANNA MARIA MELISSA OUTTEN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,</p> <p>Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered</p>	<p>in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 18 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 23, BLOCK 4, OF ARBORS AT WIREGRASS RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 28516 TRANQUIL LAKE CIR, WESLEY CHAPEL, FL 33543</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2025CA000381</p> <p>MIRADA MASTER HOMEOWNERS ASSOCIATION, INC.,</p> <p>Plaintiff, vs.</p> <p>BRYAN SMITH, AMBER LYNN SMITH,</p> <p>Defendants.</p> <p>Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/12/2025, in Case No.: 2025CA000381 of the Circuit Court in and for Pasco County, Florida, wherein MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and BRYAN SMITH, AMBER LYNN SMITH, 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 11/10/2025, the following described property set forth in the Final Judgment of Foreclosure:</p> <p>Lot 36, Block 22, Mirada Parcel 17-2, according to the plat as recorded in Plat Book 85, Pages 9 through 12, inclusive, of the Public Records of Pasco County, Florida</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>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.</p> <p>DATED: August 15, 2025</p> <p>By: /s/Chad Sweeting</p> <p>Chad Sweeting, Esquire</p> <p>Florida Bar No.: 93642</p> <p>ARIAS BOSINGER, PLLC</p> <p>280 W. Canton Avenue, Suite 330</p> <p>Winter Park, Florida 32789</p> <p>(407) 636-2549</p> <p>August 22, 29, 2025 25-01743P</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH WDJICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO.</p> <p>\2025CA001873CAAXES</p> <p>NATIONSTAR MORTGAGE LLC,</p> <p>Plaintiff, vs.</p> <p>SUSANNA LYNN FRENCH;</p> <p>UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH;</p> <p>EPPEPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.;</p> <p>EPPEPERSON NORTH TOWNHOMES ASSOCIATION, INC.;</p> <p>UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,</p> <p>Defendant(s)</p> <p>To the following Defendant(s): UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 31628 BLUE PASSING LOOP WESLEY CHAPEL, FLORIDA 33545 who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>To the following Defendant(s): SUSANNA LYNN FRENCH (LAST KNOWN ADDRESS) 31628 BLUE PASSING LOOP WESLEY CHAPEL, FLORIDA 33545 UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH (LAST KNOWN ADDRESS) 31628 BLUE PASSING LOOP WESLEY CHAPEL, FLORIDA 33545</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 184, OF EPPEPERSON NORTH TOWNHOMES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 85, OF THE PUBLIC RECORDS OF</p>	<p>PASCO COUNTY, FLORIDA.</p> <p>a/k/a 18505 WINDING OAKS BOULEVARD HUDSON FL 34667</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D- 220, Sunrise, FLORIDA 33323 on or before SEPTEMBER 22ND, 2025 a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and the seal of this Court this August 14, 2025</p> <p>NIKKI ALVAREZ-SOWLES, ESQ.</p> <p>As Clerk of the Court</p> <p>(SEAL) Nikki Alvarez-Sowles</p> <p>Pasco County Clerk & Comptroller</p> <p>Deputy Clerk: Haley Joyner</p> <p>Submitted by:</p> <p>Kahane & Associates, P.A.</p> <p>1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323</p> <p>Telephone: (954) 382-3486</p> <p>Telefacsimile: (954) 382-5380</p> <p>Designated service email: notice@kahaneandassociates.com</p> <p>25-00666 NML</p> <p>August 22, 29, 2025 25-01746P</p>

FIRST INSERTION	FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p>CASE NO.:</p> <p>2024CA001076CAAXWS</p> <p>AMERISAVE MORTGAGE CORPORATION</p> <p>Plaintiff(s), vs.</p> <p>TRAVIS DIETRICH; et al.,</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on August 8, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of September, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT RICHEY, COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: LOT 669, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, AS DESCRIBED IN O.R. BOOK 727, PAGE 275; AMENDED IN O.R. BOOK 739, PAGE 153, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property address: 11205 White Oak Lane, 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>AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER</p>	<p>ance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 14 day of August 2025.</p> <p>By: /s/ Lindsay Maisonet</p> <p>Lindsay Maisonet, Esq.</p> <p>Bar Number: 93156</p> <p>Submitted by:</p> <p>De Cubas & Lewis, P.A.</p> <p>PO Box 5026</p> <p>Fort Lauderdale, FL 33310</p> <p>Telephone: (954) 453-0365</p> <p>Facsimile: (954) 771-6052</p> <p>Toll Free: 1-800-441-2438</p> <p>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</p> <p>eservice@decubaslewis.com</p> <p>25-00281 - Bidder Number: 9180</p> <p>August 22, 29, 2025 25-01745P</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2024CA002468CAAXES</p> <p>UNITED WHOLESALE MORTGAGE, LLC,</p> <p>Plaintiff, vs.</p> <p>CAROLYN ANNE HILL, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2025, and entered in 2024CA002468CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and CAROLYN ANNE HILL, OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC. 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 September 09, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 86, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 98 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 24910 OAKHAVEN CT, LUTZ, FL 33559</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-</p>	<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: August 22, 2025.</p> <p>Personal Representative:</p> <p>/s/Sharon Wineman</p> <p>Sharon Wineman</p> <p>1552 Lakestone Dr.</p> <p>Trinity, Florida 34655</p> <p>Attorney for Personal Representative:</p> <p>Richard A. Venditti, Esquire</p> <p>Florida Bar Number: 280550</p> <p>500 East Tarpon Avenue</p> <p>Tarpon Springs, FL 34689</p> <p>Telephone: (727) 937-3111</p> <p>Fax: (727) 938-9575</p> <p>Email:</p> <p>Richard@tarponlaw.com</p> <p>Secondary E-Mail:</p> <p>Celeste@tarponlaw.com</p> <p>August 22, 29, 2025 25-01754P</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2024CA003261CAAXWS</p> <p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,</p> <p>Plaintiff, vs.</p> <p>CALI MARIE HELLMAN A/K/A CALI HELLMAN A/K/A CALI MARIE SHEPPARD, et al.,</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 21, 2025 in Civil Case No. 2024CA003261CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Cali Marie Hellman a/k/a Cali Hellman a/k/a Cali Marie Sheppard, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>LOT 600, THE LAKES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 20 THROUGH 22,</p>	<p>THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</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 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>GHIDOTTI BERGER LLP</p> <p>Attorneys for Plaintiff</p> <p>10800 Biscayne Blvd., Suite 201</p> <p>Miami, FL 33161</p> <p>Telephone: (305) 501-2808</p> <p>Facsimile: (954) 780-5578</p> <p>By: /s/ Johanni Fernandez-Marmol</p> <p>Jason Duggar, Esq.</p> <p>FL Bar No.: 83813</p> <p>Christophal Hellewell, Esq.</p> <p>FL Bar No.: 114230</p> <p>Anya E. Macias, Esq.</p> <p>FL Bar No.: 0458600</p> <p>Tara Rosenfeld, Esq.</p> <p>FL Bar No.: 59454</p> <p>Johanni Fernandez-Marmol, Esq.</p> <p>FL Bar No.: 1055042</p> <p>fcpleadings@ghidottiberger.com</p> <p>August 22, 29, 2025 25-01757P</p>

--- ACTIONS / SALES ---

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025CA000196CAAXWS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PETER HAYES HOLLOWAY, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PETER HAYES HOLLOWAY, DECEASED Last Known Address: Unknown Current Address Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 222, GULFWINDS, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 58, PAGES 95 THROUGH 109, INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 2343 TRIGGERFISH CT HOLIDAY FL 34691 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-</p>
<p>tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 09/22/2025 This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this court on this 19 day of August 2025. Clerk of the Circuit Court (SEAL) By: Kaylen McCutcheon Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-027911 August 22, 29, 2025 25-01756P</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 2025CP1304CPAXWS IN RE: ESTATE OF NANCY L. WOOD, Deceased.</p> <p>The administration of the Estate of NANCY L. WOOD, Deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE 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 § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is August 22, 2025. Personal Representative: Gary L. Wood 8630 North Meyer Square Dunnellon, Florida 34433 Attorney for Personal Representative: R. Wesley Bradshaw BRADSHAW & MOUNTJOY, P.A. 209 Courthouse Square Inverness, Florida 34450 Telephone (352) 726-1211 August 22, 29, 2025 25-01767P</p>
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001203 IN RE: ESTATE OF LARRY JAMES BURKETT Deceased.</p> <p>The administration of the estate of Larry James Burkett, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue , Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 22, 2025. Personal Representative: Tammara LaShay Alexander 8106 Condor St., Unit 6562 RMP, FL 33621 Attorney for Personal Representative: Myrna Serrano Setty E-mail Addresses: mss@serranosetty.com, info@serranosetty.com Florida Bar No. 0110636 Myrna Serrano Setty, P.A. 15310 Amberly Dr. Suite 250 Tampa, FL 33548 Telephone: (813) 902-3189 August 22, 29, 2025 25-01770P</p>

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 512024CA002779CAAXWS FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005, Plaintiff, vs. AGUILAR RENOVATIONS L.L.C., a Florida limited liability company; FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005; RICHARD PERMUY; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2; Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 15, 2025 entered in Case No. 51 2024CA002779CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida wherein FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005; RICHARD PERMUY; UNKNOWN TENANT IN POSSESSION# 1; and UNKNOWN TENANT IN POSSESSION # 2, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 1 0:00 a.m. on the 8th day of September, 2025 at www.pasco.realforeclose.com, the following described property as set forth in said Order or Final Judgment,</p>
<p>to-wit: Lot 113, CASSON HEIGHTS, according to the map or plat thereof as recorded in Plat Book 4, Page 95, of the Public Records of Pasco County, Florida a/k/a 7142 Carlow Street, New Port Richey, FL 34653 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. "It is the intent of the 6th Judicial Circuit to provide reasonable accommodations when requested by qualified persons with disabilities. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/ order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services." By: Teyvon Johnson Fla. Bar No. 1011005 DAYID R. ROY, P.A. 4209 N. Federal Hwy. Pompano Beach, FL 33064 Tel. (954) 784-2961 Email: david@davidrroy.com Email: teyvonn@davidroy.com August 22, 29, 2025 25-01761P</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA001166CAAXES SELENE FINANCE, LP, Plaintiff, vs. DEVON K. SANDERS AND MARIA C. ROQUE, et al. Defendant(s), TO: DEVON K. SANDERS, JOANA ROQUE, Whose Residence Is: 12660 RETREAT PL, SPRING HILL, FL 34610 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 53, BLOCK 14, TALAVERA PHASE ID, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 87 THROUGH 92, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/22/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before</p>
<p>service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this August 20, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller BY: Shakira Ramirez Pagan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-245955 August 22, 29, 2025 25-01768P</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA000708CAAXES REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK, Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; and UNKNOWN TENANT Defendant. NOTICE IS GIVEN pursuant to a Final Judgment dated August 15, 2025 entered in Case No. 2025CA-000708CAAXES, of the Circuit Court in and for Pasco County,</p>
<p>Florida, wherein ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS, PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, and UNKNOWN TENANT N/K/A TINA HERNIGAN are the Defendants, that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an on-line sale at www.pasco.realforeclose.com, on SEPTEMBER 24, 2025, at 11:00 a.m., the following described real property as set forth in the Final Judgment: LOT 5, BLOCK 6, MADILL SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001842CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. DEBORAH LAGRASSA AND LISA SCARINGI AND KATHY MEYERS AND THOMAS WERNET, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2025, and entered in 2024CA001842CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and DEBORAH LAGRASSA; LISA SCARINGI; KATHY MEYERS; THOMAS WERNET; UNKNOWN SPOUSE OF LISA SCARINGI; UNKNOWN SPOUSE OF KATHY MEYERS N/K/A BEN MEYERS 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 September 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 198, PLANTATION PALMS, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 66-72, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3203 BANYAN</p>
<p>HILL LN, LAND O LAKES, FL 34639 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 18 day of August, 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 24-204744 - NaP August 22, 29, 2025 25-01760P</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-001805 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, v. KRISTOPHER W. NURGE, et al., Defendants. TO: Kristopher W. Nurge 12009 Tasha Court New Port Richey FL 34654 Unknown Spouse of Kristopher W. Nurge 12009 Tasha Court New Port Richey FL 34654 Unknown Party in Possession 1 12009 Tasha Court New Port Richey FL 34654 Unknown Party in Possession 2 12009 Tasha Court New Port Richey FL 34654 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 65, HUNTER'S LAKE PHASE TWO, according to the map or plat thereof as recorded in Plat Book 50, Page(s) 8 through 10, inclusive and as corrected by Affidavit of Correction filed in Official Records Book 5998, Page 179 through 181, inclusive, all of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.</p>
<p>Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE SEPTEMBER 22, 2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this August 20, 2025 (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 August 22, 29, 2025 25-01769P</p>

FIRST INSERTION
<p>AS RECORDED IN PLAT BOOK 5, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. NOTICE 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 Court Admin-</p>
<p>istration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770 By: /s/Leslie White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: eglynn@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 August 22, 29, 2025 25-01772P</p>

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV20878-V2

LV20878-V2

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV20878-V2

LV20878-V2

FIRST INSERTION

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisor (“Board”) of the Cobblestone Community Development District (“District”) will hold a Public Hearing at 10:00 A.M. (EST) on Thursday, September 18, 2025 at 10:00 a.m., at The SpringHill Suites by Marriott Tampa Suncoast Parkway, at 16615 Crosspointe Run, Land O’ Lakes, Florida 34638, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed Special Assessment Bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The public hearing will be conducted pursuant to Chapter 170, 190 and 197, Florida Statutes.

The District is a unit of special-purpose local government, established to provide infrastructure improvements for the lands within the District. The streets and areas to be improved are described in the Updated Master Report of Engineer, dated July 30, 2025 (the “Engineer’s Report”), and are referred to as the “Capital Improvement Program”. The Capital Improvement Program benefits the Cobblestone Community Development District Phase 3 property, as geographically depicted below. The Capital Improvement Program is currently expected to include, but is not limited to, road and roadway improvements, water management and control, water supply, sewer and wastewater management, undergrounding of electrical, landscape, hardscape and irrigation and recreational facilities, as more specifically described in the Engineer’s Report, on file and available during normal business hours at the District Office, located at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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 Office, at the address identified above during normal business hours.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s Master Assessment Methodology Report – Phase 3, dated July 30, 2025 (the “Master Assessment Report”), which is available at the District Office, at the address identified above during normal business hours.

The purpose of the special assessments is to secure bonds issued to fund the Capital Improvement Program. As described in the Master Assessment Report, initially, the special assessments will be assigned to the Phase 3 property on an equal acre basis, across all of the gross acreage within Phase 3. The method to allocate the assessments to the Phase 3 platted lots will be on an equivalent assessment unit (EAU) basis, as described in the Master Assessment Report. The Master Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$15,135,000.00 in debt to be issued by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments for the Phase 3 property is as follows:

ASSESSMENT SCHEDULE

TOTAL ASSESSMENT:	\$9,133,000.00	
ANNUAL ASSESSMENT:	\$1,344,403.20	~ (30 Installments)
TOTAL GROSS ASSESSABLE ACRES ~=		79.67
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$189,971.13
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$6,876.45 (30 Installments)

	Unit Count	Per Unit	Per Product	Total Assessment
Single Family 40' Product	126	\$72,951.59	\$9,187,905.14	
Single Family 60' Product	63	\$91,056.36	\$5,737,093.86	
	192			\$15,135,000.00
	Unit Count	Per Unit	Per Product	Annual Assessment
Single Family 40' Product	126	\$6,471.25	\$834,781.88	
Single Family 60' Product	63	\$8,089.07	\$509,611.32	
	192			\$1,344,403.20

Landowner Name, Address, Folio(s) and Legal Description
MI Homes of Tampa, LLC
Corporate Center II
431 West Bay Street Boulevard
Suite 300
Tampa, Florida 33607
Notations:
Assessments shown are net of collective cost and early/repayment discounts

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
PHASE 3

Owner	Parcel ID	Gross Upplatted Assessable Acres	Total Par Debt	Total Annual
MI Homes of Tampa	23-26-21-0060-0F100-00100	3.49	\$662,999.25	\$58,892.52
MI Homes of Tampa	23-26-21-0020-11800-0000	39.98	\$7,595,045.81	\$674,648.43
MI Homes of Tampa	26-26-21-0010-00500-0000	36.20	\$6,876,954.94	\$610,862.26
			\$15,135,000.00	\$1,344,403.20

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County Tax Roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect assessments on property within the District to cover the operation and maintenance of the District’s improvements. These annual assessments will be collected on the Pasco County Tax Roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on September 18, 2025 at 10:00 AM (EST) at The SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O’Lakes, Florida 34638, the Board will hold a public meeting, and may consider matters related to the construction of improvements; matters related to a bond issue and special assessments to finance improvements; the services and facilities to be provided by the District and the financing plan for same, and any other business that may lawfully be considered by the District. The Board meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This Board meeting and/or the public hearing may be continued to a date and time certain announced at the meeting and/or hearing.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting or hearing should contact the District Office at (813) 873-7300, at least forty-eight (48) hours before the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Bryan Radcliff

District Manager

RESOLUTION 2025-03

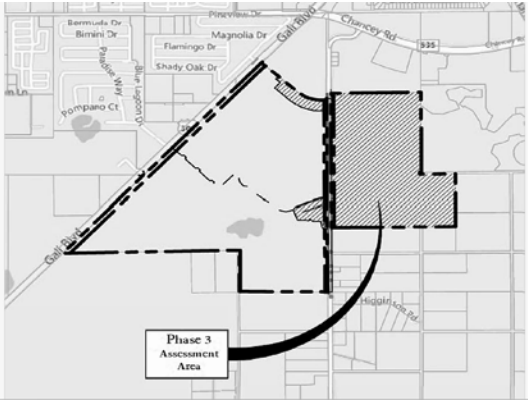
A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION. WHEREAS, the Board of Supervisors (“Board”) of Cobblestone Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for a portion of the Capital Improvement Project (CIP) (the “Improvements”) described in the District’s Updated Master Report of the Engineer, dated July 30, 2025 3the “Engineer’s Report”), attached hereto as Exhibit A and incorporated herein by reference; and WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report – Phase 3, dated July 30, 2025, (the “Assessment Report”), attached hereto as Exhibit B and incorporated herein by reference and on file at the Office of the District Manager, c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District Records Office”); and WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved. 2 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT: Section 1. The recitals set forth above are true and correct and by this reference are incorporated into a form a material part of this Resolution. Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements. Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location. Section 4. The total estimated cost of the Improvements is \$9,552,116.59 (the “Estimated Cost”). Section 5. The Assessments will defray a maximum amount of \$15,135,000.00 which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve, and contingency. Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions. Section 7. The Assessments shall be levied within Assessment Area 4 (Phase 3) of the District, as described in Exhibit C, which lots and lands are specially benefitted by the Improvements, and which lots and lands are further designated by the assessment plat hereinafter provided for. Section 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public. Section 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll. 3 Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved. Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District. Section 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of July 2025.

Attest:

/s/

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT



August 22, 29, 2025

25-01773P

FIRST INSERTION

NOTICE OF BOARD MEETING
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Copperspring Community Development District will hold their regular monthly meeting on September 9, 2025 at 11:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District’s website <https://www.copperspringcdd.org>, or may be obtained by contacting the District Manager’s office via email at scraft@rizzetta.com or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft

District Manager

August 22, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025CP001246
IN RE: ESTATE OF
WILLIAM MAYNARD LARSON
Deceased.

The administration of the estate of WILLIAM MAYNARD LARSON, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the

personal representative and the personal representative’s attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

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

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

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

Personal Representative:

KYLE LARSON

10508 Raffia Dr.

Port Richey, FL 34668

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Attorney for Personal Representative

E-mail Address:

trwalser@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101,

Boca Raton, FL 33487

Telephone: (561) 210-5500

August 22, 29, 2025

25-01771P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT
(PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Avalon Park West Community Development District (“District”) hereby gives notice of its intent to develop a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. The proposed Rule Number is Parking 2025-01. The Proposed Rule will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. 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 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, 120.69, 190.012, 190.035 and 190.041 Florida Statutes. Public hearings will be conducted by the District on September 26, 2025, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 at 11:00 a.m.

Additional information regarding the public hearing may be obtained from the District’s website, <https://www.avalonparkwestcdd.org/> or by contacting the District Manager, Cindy Cerbone, at cerbonec@whhassociates.com or by calling (561) 571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Cindy Cerbone

District Manager

August 22, 2025

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2026

The Board of Supervisors (“Board”) of the Asturia Community Development District (“District”) will hold their regular meetings for Fiscal Year 2026 at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, on the second Tuesday of every month at 6:00 p.m. unless otherwise indicated as follows:

Meetings

October 14, 2025

November 11, 2025

December 9, 2025

January 13, 2026

February 10, 2026

March 10, 2026

April 14, 2026

May 12, 2026

June 9, 2026

July 14, 2026

August 11, 2026

September 8, 2026

Workshops

October 28, 2025

November 25, 2025

December 23, 2025

January 27, 2026

February 24, 2026

March 24, 2026

April 28, 2026

May 26, 2026

June 23, 2026

July 28, 2026

August 25, 2026

September 22, 2026

The meetings and workshops will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings or workshops may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting or workshop. A copy of the agenda for the meetings and workshops may be obtained by contacting the office of the District Manager c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (“District Manager’s Office”).

There may be occasions when one or more Board supervisors or staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least three (3) business days prior to the meeting or workshop. 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.

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

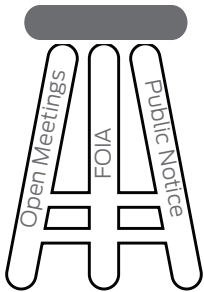
District Manager

August 22, 2025

25-01762P

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

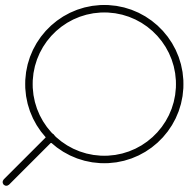


Citizens continue to learn about vital civic matters from newspaper notices.

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

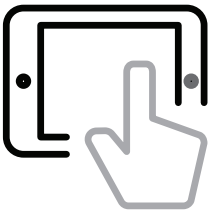
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS / SALES ---

<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1119 IN RE: ESTATE OF VLADIMIR STELMACH, aka VOLODIMIR STELMACH, Deceased.</div> <div>The administration of the estate of VLADIMIR STELMACH, also known as VOLODIMIR STELMACH, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 38, New Port Richey, FL 34656. The names and addresses of the curator and the curator's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 15, 2025.</div> <div>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612</div> <div>Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com</div> <div>August 15, 22, 202525-01719P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000990 IN RE: ESTATE OF BRIAN HUNTER, Deceased.</div> <div>The administration of the estate of BRIAN HUNTER, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 15, 2025.</div> <div>ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612</div> <div>Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com</div> <div>August 15, 22, 202525-01722P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 512025CP001194CPAX WS IN RE: ESTATE OF JUDITH ANNE HANTL, Deceased.</div> <div>The administration of the Estate of Judith Anne Hantl, deceased, whose date of death was June 6, 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 15, 2025.</div> <div>Personal Representative: Lauren Williams 6813 S. Court Drive Tampa, Florida 33611</div> <div>Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com</div> <div>August 15, 22, 202525-01723P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025CP001172CPAXWS IN RE: ESTATE OF DAVID LEE ARNOLD Deceased.</div> <div>The administration of the Estate of David Lee Arnold, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 15, 2025.</div> <div>Personal Representative: Nicholas Arnold 4667 Glenforst Drive NE Roswell, Georgia 30075</div> <div>Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com</div> <div>August 15, 22, 202525-01724P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-1345-WS IN RE: ESTATE OF ROBERT KOBERNA a/k/a ROBERT D. KOBERNA Deceased.</div> <div>The administration of the estate of Robert Koberna a/k/a Robert D. Koberna, deceased, whose date of death was June 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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,</div> <div>highest bidder for cash at www.pasco.realforeclose.com on October 8, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</div> <div>THE SOUTH 150 FEET OF THE NORTH 650 FEET AND THE SOUTH 150 FEET OF THE NORTH 500 FEET OF LOT 9, BLOCK C, GULF COAST ACRES ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 145, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA</div> <div>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.</div> <div>IMPORTANT</div> <div>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</div> <div>Dated this 6th day of August, 2025.</div> <div>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally Signed by Zachary Ullman FBN: 106751 Primary E-mail: ServiceMail@aldridgepite.com 1133-3125B</div> <div>August 15, 22, 202525-01695P</div>
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<div>NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY GENERAL CIVIL DIVISION CASE NO.: 2025-CA-0526 HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND 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, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF HAR- VEST HILLS COMMUNITY DEVEL- OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP- ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING</div>	<div>OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT SPE- CIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY: Harvest Hills Community Develop- ment District (the "District") having filed its Complaint for validation of not to exceed \$171,000,000 Harvest Hills Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the spe- cial assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has 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 planning, financing, acquiring, con- structing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Com- plaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chap- ter 75, 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: NOW, THEREFORE, IT IS ORDERED that all taxpayers,</div>	<div>property owners and citizens of the Dis- trict, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Flori- da, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida (the "Parties"), appear on Tuesday, September 9, 2025, at 10:45 a.m. before the Honorable Susan G. Barthle, via telephonic hearing (in- formation below), and show cause if any there be why the prayers of said Com- plaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing by dialing in telephonically 352-559-6329. 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 vali- dation is filed, at least 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. IT IS FURTHER ORDERED that by such publication of this Notice and Or- der, the State of Florida, and the several</div>	<div>taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. DONE AND ORDERED in Pasco County, Florida this __ day of ____, 2025. Electronically Conformed 8/11/2025 The Honorable Susan G. Barthle, Circuit Court Judge ADA: If you are a person with a disabili- ty 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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. August 15, 22, 202525-01699P</div>
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--- TAX DEEDS ---

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000124TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2102663 Year of Issuance: 06/01/2022 Description of Property: 02-26-19-0010-00100-0230 ANGUS VALLEY UNIT 2 UN-REC LOTS 123 & 124 COM SW COR SEC TH N00DG 30' 00"E 2000.34 FT FOR POB TH CONT N00DG 30' 00"E 200.00 FT TH N89DG 49' 48"E 230.02 FT TH S00DG 30' 00"W 200.00 FT TH S89DG 49' 48"W 230.02 FT TO POB OR 1413 PG 295 Name(s) in which assessed: JUDY K GUTHRIE 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01686P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000125TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2103227 Year of Issuance: 06/01/2022 Description of Property: 05-24-18-0010-00000-5760 LEISURE HILLS UNREC PLAT TRACT 576 DESC AS FOLL:NORTH 1/2 OF NE1/4 OF SE1/4 OF NE1/4 OF NW1/4 LESS NORTH 25 FT & LESS WEST 25 FT THEREOF FOR ROAD OR 6247 PG 1241 OR 9249 PG 2383 Name(s) in which assessed: WILLIAM D JOHNSTON 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01687P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000120TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2103022 Year of Issuance: 06/01/2022 Description of Property: 19-26-19-0550-00000-4750 GROVE SHORE ADDITION TO LAKE PADGETT ESTATES UN-REC LOT 475 DESC AS COM 834.67 FT SOUTH & 3439.39 FT EAST OF SE COR OF LOT 49 OF LAKE PADGETT ESTATES PB 8 PG 117 TH WITH CHD-BRG N22DEG 50'55"W 114.81 FT TH N00DEG 48'45"W 35.00 FT TH N89DEG 11'15"E 160.00 FT TO WATERS OF CANAL TH SELY ALG WATER TO POINT N45DEG 06'53"E 173.00 FT TH S45DEG 06'53"W 173.00 FT TO POB OR 8545 PG 3300 Name(s) in which assessed: DAVID MICHAEL BARNARD H C BARNARD III R M BARNARD HENRY CLAY BARNARD III RACHEL MICHELE BARNARD 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01684P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000117TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105903 Year of Issuance: 06/01/2022 Description of Property: 33-24-16-0140-00000-1660 PLEASURE ISLES 3RD ADDITION PB 8 PG 28 LOTS 166 & 167 Name(s) in which assessed: DAVID R LORENTSEN JR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01682P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000114TDAXXX NOTICE IS HEREBY GIVEN, That JACQUELINE BROWN, 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 #: 2103138 Year of Issuance: 06/01/2022 Description of Property: 36-26-19-0090-00A00-0320 NORTHWOOD UNIT 4A-1 PB 35 PGS 117-119 LOT 32 BLOCK A OR 5565 PG 48 Name(s) in which assessed: WILLY MODESTO PENA-FRANCO WILY MODESTO PENA-FRANCO 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01679P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000140TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2100474 Year of Issuance: 06/01/2022 Description of Property: 22-24-21-0000-07800-0010 THAT PART OF NORTH 148 FT OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 LYING WEST OF R/W OF US HWY NO 301 FURTHER DESC AS BEG AT NW COR OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 TH N89DEG 38'01"E ALG NORTH BDY OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 TH N00DEG 00'00"E ALG SAID WEST BDY 148.03 FT TO POB OR 8492 PG 644(TS) Name(s) in which assessed: CHIEF OIL DC LLC RAJESH SARHAN 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01694P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000113TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2109129 Year of Issuance: 06/01/2022 Description of Property: 31-26-16-0170-00000-3630 BUENA VISTA 2ND ADDN PB 4 PG 108 LOT 363 OR 4385 PG 373 Name(s) in which assessed: AUDREY FLANAGAN 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01678P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000139TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2101664 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0100-03400-0042 ZEPHYRHILLS COLONY COMPANY SUB PB 1 PG 55 EAST 80 FT OF WEST 133 FT OF NORTH 105 FT OF TRACT 34 OR 3306 PG 885 Name(s) in which assessed: EST OF TERRY M ALEXANDER TERRY M ALEXANDER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01693P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000126TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2104063 Year of Issuance: 06/01/2022 Description of Property: 09-24-17-0010-01200-0000 ADVERSE POSSESSION FILED - HUDSON GROVE ESTATES UNREC PLAT SOUTH 1/2 OF TRACT 12 DESC AS SOUTH 1/2 OF WEST 1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF SEC EXC SOUTH 25.00 FT FOR ROAD R/W Name(s) in which assessed: PHILLIP FLEISCHMAN 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01688P

SECOND INSERTION
Notice of Application for Tax Deed 2025XX000128TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2104893 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0090-13700-0100 MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 10-13 INCL BLOCK 137 OR 1966 PG 301 Name(s) in which assessed: GEORGE RENNINGER III 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01689P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001158 Division Probate IN RE: ESTATE OF MILDRED SIEGFRIED Deceased.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 15, 2025.

Personal Representative: Michelle Lee Winarsky 17408 Isbell Lane Odessa, Florida 33556 Attorney for Personal Representative: J. Frazier Flasher, Esq. Attorney Florida Bar Number: 1024903 Brown, Huff, Zohar, PLLC 6547 Gunn Hwy Tampa, FL 33625 Telephone: (813) 776-0031 Secondary E-Mail: Frazier@brownzoharlaw.com August 15, 22, 2025 25-01717P

SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 25-CP-000975 IN RE: ESTATE OF DIANE L. SAGOTZ Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the ESTATE of DIANE L. SAGOTZ, Deceased, File Number 25-CP-000975, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654: that the Decedent's date of death was April 15, 2025; that the total value of the estate is \$55,725.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Janet Sagotz 2713 Bora Bora Place Holiday, FL 34691 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those from whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Petitioner: Janet Sagotz c/o Holloman Law 502 North Armenia Avenue Tampa, Florida 33609 Attorney for Petitioner: /s/ Charles M. Holloman II, Esquire Holloman Law, 502 North Armenia Avenue Tampa, Florida 33609 Phone: (813) 445-8722; Fax: (813) 445-8721, Email: ch2@cmhollomanlaw.com August 15, 22, 2025 25-01700P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001325CPAXES IN RE: ESTATE OF JEROME EDWARD SECUNDE, Deceased. The Administration of the estate of JEROME EDWARD SECUNDE, Deceased, whose date of death was March 9, 2023, is pending in the Circuit Court of the Sixth Judicial Circuit in and 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative /S/ Joyce Castillo Joyce Castillo Personal Representative 38510 Monet Drive Zephyrhills, Florida 33540 Attorney for Personal Representative /s/ Patricia L. Ferrari Patricia L. Ferrari, Esq. Attorney for Personal Representative Ferrari.attorney@gmail.com Fla. Bar No. 350427 25200 Sawyer Francis Lane, Suite 112 Lutz, Florida 33559 813-597-8341 August 15, 22, 2025 25-01718P

--- ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025CP000789CPAXWS IN RE: ESTATE OF ARCHIE GILZOW, Deceased. The administration of the estate of Archie Gilzow, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 August 15, 2025. Personal Representative: Jacob Babins, Estate Rights, LLC 2401 E Atlantic Blvd., Suite 400 Pompano Beach, Florida 33062 Attorney for Personal Representative: Sharifa K. Jarrett, Esq. E-mail Addresses: service@estaterights.com Florida Bar No. 44255 2401 E Atlantic Blvd., Suite 400 Pompano Beach, Florida 33062 Telephone: (954) 708-1244 August 15, 22, 2025 25-01720P

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OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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--- ACTIONS / SALES / TAX DEEDS ---

SECOND INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 25-CC-5090 SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRESH LEGAL PERSPECTIVE PL, TRUSTEE ONLY, UNDER THE NOV 24, 2023 LAND TRUST Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:</p> <p>Lot 57, Block 2, SUNCOAST POINTE VILLAGES 2A, 2B AND 3, according to the map or plat thereof, as recorded in Plat Book 59, Pages 31-38, of the Public Records of Pasco County, Florida. With the following street address: 3336 Bellericay Ln., Land O' Lakes, Florida, 34638.</p> <p>at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 28, 2025.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must</p>
SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA000587CAAXWS Trust Bank, Plaintiff, vs. Raymond Wayne Moake a/k/a Raymond Moake, et al., NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000587CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Trust Bank is the Plaintiff and Raymond Wayne Moake a/k/a Raymond Moake; Aqua Finance, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 16th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 512, HOLIDAY LAKE ESTATES UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 36-26-15-0820-00000-5120 Any person claiming an interest in the</p>
SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2024-CA-000032-CAAX-W S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHRISTAL GAIL STANDEN; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF CHRISTAL GAIL STANDEN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 04 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 517, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7040 FOX HOLLOW DR, PORT RICHEY, FL 34668</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS</p>
<p>file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</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) 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 6th day of August, 2025.</p> <p>s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 August 15, 22, 2025 24-01698P</p>
<p>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>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.</p> <p>Dated this 24th day of July, 2025.</p> <p>BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00326 August 15, 22, 2025 25-01696P</p>
SECOND INSERTION
<p>AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County:: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.</p> <p>Dated this 05 day of August 2025.</p> <p>By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156</p> <p>Submitted by: De Cubas & Lewis, P.A. P.O. Box 5026 Coral Springs, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03808 August 15, 22, 2025 25-01697W</p>

SECOND INSERTION
<p>NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001068CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF WALTER R. DAFTER, JR.; et al., Defendants. TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF WALTER R. DAFTER, JR. Last Known Address: 11522 Forest Run Ct., Port Richey, FL 34668 Current Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:</p> <p>LOT 82, TIMBER OAKS, UNIT 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 100-103, PUBLIC RECORD OF PASCO COUNTY, FLORIDA. Property address: 11522 Forest Run Ct., Port Richey, FL 34668 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiffs attorney,</p>
SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA004737CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. BLAINE KAGER HEARLD; ASHLI NICOLE WALSH; BRIAR OAKS HOME OWNERS' ASSOCIATION INC.; TOWN AND COUNTRY APTS., LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 10, 2025 entered in Civil Case No. 2023CA-004737CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and BLAINE KAGER HEARLD; ASHLI NICOLE WALSH; BRIAR OAKS HOME OWNERS' ASSOCIATION INC.; TOWN AND COUNTRY APTS., LLC are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on September 8, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 8, BLOCK 1, BRIAR OAKS VILLAGE 1, ACCORDING TO</p>
SECOND INSERTION
<p>Notice of Application for Tax Deed 2025XX000112TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2104885 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0090-13500-0620 MOON LAKE NO 9 PB 4 PG 101 LOTS 62 & 63 & N1/2 OF LOT 61 BLK 135 OR 1545 PG 851 Name(s) in which assessed: MARY PULLICINO All of said property being in the County of Pasco, State of Florida</p> <p>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 September 18, 2025 at 10:00 am.</p> <p>July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk August 15, 22, 29; Sep. 5, 2025 25-01677P</p>
SECOND INSERTION
<p>whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 09/15/2025 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County:: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.</p> <p>WITNESS my hand and seal of this-Court this August 12, 2025.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court By: Haley Joyner As Deputy Clerk</p> <p>Melisa Manganelli, Esq. Law Offices of Mandel, Manganelli & Leider, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Boulevard, Suite 305W Boca Raton, FL 33431 servicesmandel@gmail.com August 15, 22, 2025 25-01716P</p>
SECOND INSERTION
<p>Notice of Application for Tax Deed 2025XX000109TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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:</p> <p>Certificate #: 2104548 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0010-00H00-0420 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 42 & 43 BLK H OR 1274 PG 429 Name(s) in which assessed: LAWRENCE W GUIDICE All of said property being in the County of Pasco, State of Florida</p> <p>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 September 18, 2025 at 10:00 am.</p> <p>July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk August 15, 22, 29; Sep. 5, 2025 25-01674P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2025XX000118TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2104800 Year of Issuance: 06/01/2022 Description of Property: 15-25-17-0100-18200-0080 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 8-10 INCL BLOCK 182 OR 4040 PG 578 Name(s) in which assessed: STEVE A L'HOMME SANDRA K L'HOMME All of said property being in the County of Pasco, State of Florida</p> <p>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 September 18, 2025 at 10:00 am.</p> <p>July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk August 15, 22, 29; Sep. 5, 2025 25-01683P</p>
SECOND INSERTION
<p>Notice of Application for Tax Deed 2025XX000110TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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:</p> <p>Certificate #: 2105248 Year of Issuance: 06/01/2022 Description of Property: 28-25-17-0200-27400-0350 MOON LAKE NO 20 PB 7 PGS 15,16,17 LOTS 35, 36 BLK 274 OR 6105 PG 149 Name(s) in which assessed: SCOUT VENTURES INC NEIL CRIBB AMR REGISTERED AGENT All of said property being in the County of Pasco, State of Florida</p> <p>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 September 18, 2025 at 10:00 am.</p> <p>July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk August 15, 22, 29; Sep. 5, 2025 25-01675P</p>
SECOND INSERTION
<p>Notice of Application for Tax Deed 2025XX000115TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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:</p> <p>Certificate #: 2108490 Year of Issuance: 06/01/2022 Description of Property: 18-26-16-0280-02500-0250 FLOR-A-MAR SECTION 15-B PB 9 PG 72 LOT 25 BLOCK 25 OR 8800 PG 1240 Name(s) in which assessed: JACK A STUART MARY J STUART All of said property being in the County of Pasco, State of Florida</p> <p>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 September 18, 2025 at 10:00 am.</p> <p>July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk August 15, 22, 29; Sep. 5, 2025 25-01680P</p>
SECOND INSERTION
<p>Notice of Application for Tax Deed 2025XX000116TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2106502 Year of Issuance: 06/01/2022 Description of Property: 10-25-16-053D-00000-6060 PALM TERRACE GARDENS UNIT 3 UNREC LOT 606 OR 8946 PG 974 Name(s) in which assessed: HAWKEYE PARTNERS II LLC CLAUDE WILKERSON REGISTERED AGENT All of said property being in the County of Pasco, State of Florida</p> <p>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 September 18, 2025 at 10:00 am.</p> <p>July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk August 15, 22, 29; Sep. 5, 2025 25-01681P</p>



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--- ACTIONS / SALES / TAX DEEDS ---

SECOND 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 Now Till Forever, located at 31440 Barrel Wave Way, in the City of Wesley Chapel, County of Pasco, State of FL, 33545, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 August, 2025. Mykah Moyle 31440 Barrel Wave Way Wesley Chapel, FL 33545 August 15, 2025	25-01707P

SECOND INSERTION	
Notice of Application for Tax Deed 2025XX000122TDAXXX	
NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2106658 Year of Issuance: 06/01/2022 Description of Property: 12-25-16-0090-05900-0030 GRIFFIN PARK PB 2 PGS 78-78A LOT 3 BLOCK 59 OR 3768 PG 961 Name(s) in which assessed: PHYLLIS A DENGEL 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025	25-01685P

SECOND INSERTION	
NOTICE OF FORFEITURE PROCEEDINGS	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CA002090 IN RE: FORFEITURE OF: ONE (1) 2017 Mercedes-Benz GLC (VIN: WDC0G6EB3HF179484) ALL PERSONS who claim an interest in the following property: One (1) 2017 Mercedes-Benz GLC (VIN: WDC0G6EB3HF179484), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about June 23, 2025, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. August 15, 22, 2025	25-01701P

SECOND INSERTION	
NOTICE OF FORFEITURE PROCEEDINGS	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025-CA-001352 IN RE: FORFEITURE OF: One (1) 2024 Ducati Multistrada Motorcycle (VIN: ZDMAALVW9RB016168) ALL PERSONS who claim an interest in the following property: One (1) 2024 Ducati Multistrada Motorcycle (VIN: ZDMAALVW9RB016168), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 26, 2025, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. August 15, 22, 2025	25-01714P

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of SUSAN BOTTORFF and HEATHER BOTTORFF, will, on August 27, 2025, at 10:00 a.m., at 37041 Chancey Road, Lot #181, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1983 LAYT TRAVEL TRAILER, VIN: 1SL200R20DJ000742, TITLE NO.: 0020355617 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#31021-913) August 15, 22, 2025	25-01702P

SECOND INSERTION	
Notice of Application for Tax Deed 2025XX000133TDAXXX	
NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA 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 #: 2119381 Year of Issuance: 06/01/2022 Description of Property: 30-26-21-0010-03000-0220 ASHBERRY VILLAGE PHASE 1 PB 83 PG 5 BLOCK 30 LOT 22 Name(s) in which assessed: BASSAM JALAL DAGHER ROULA WILLIAM JAWHAR 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025	25-01691P

THIRD INSERTION	
NOTICE OF ACTION	
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CC002612CCAXES DADE CITY MHC OWNER, LLC, Plaintiff, vs. IGNACHO PENA a/k/a Nacho Pena, SHERRY ANN PENA, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. Sherry Ann Pena 16731 U.S. Highway 301 Lot No. 052 Dade City, Florida 33523 YOU ARE NOTIFIED that an action has been filed against you with respect to the real property more particularly described as the: 16731 U.S. Highway 301 Lot No. 052 Dade City, Florida 33523 and you are required to serve a copy of your written defenses if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action. DUE ON OR BEFORE 09/08/2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 Nichole "Nikki" Alvarez-Sowles, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida. Dated: August 6, 2025 NIKKI ALVAREZ-SOWLES Pasco County Clerk of Court (SEAL) Deputy Clerk: Haley Joyner Brian C. Chase, Esq., Plaintiff's attorney 3902 North Howard Avenue Tampa, Florida 33607 Aug. 8, 15, 22, 29, 2025	25-01662P

SECOND INSERTION	
Notice of Application for Tax Deed 2025XX000111TDAXXX	
NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2105249 Year of Issuance: 06/01/2022 Description of Property: 28-25-17-0200-27400-0370 MOON LAKE NO 20 MB 7 PGS 15-17 LOTS 37 & 38 BLOCK 274 OR 6167 PG 1294 Name(s) in which assessed: SCOUT VENTURES INC NEIL CRIBB AMR 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025	25-01676P

FOURTH 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. (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

FOURTH INSERTION	
NOTICE OF ACTION	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY 2023DP000134DPAXWS-26 In the Interest of: B.C., DOB: 06/08/2022 B.C., DOB: 06/16/2018 Minor Children. TO: Rayburn Croy 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 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. 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	

SECOND INSERTION	
Notice of Application for Tax Deed 2025XX000108TDAXXX	
NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2105189 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0150-26000-0150 MOON LAKE ESTATES UNIT FIFTEEN PB 6 PGS 65A-68 INCL LOTS 15 & 16 BLOCK 260 OR 6731 PG 1966 Name(s) in which assessed: SCOUT VENTURES INC NEIL CRIBB AMR 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025	25-01673P

FOURTH INSERTION	
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

SECOND INSERTION	
KENTON 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 Kenton Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: September 5, 2025 TIME: 11:00 AM LOCATION: Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy. Wesley Chapel, Florida, 33544 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & 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/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 August 15, 22, 2025	25-01703P

FOURTH 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 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

FOURTH INSERTION	
NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2024DR002036DRAXES Division: FAMILY LAW IN RE: THE ADOPTION OF: CHRISTIAN RICHARD ALLEN DEES. TO: DAWN ROCHELL DEES 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. The minor child(ren) are identified as follows: Date of Birth 09/08/2013 Place of Birth Florida Hospital Zephyrhills, Pasco County, Florida Physical Description of Respondent: Age:42 Race: white Hair Color: unknown Eye Color: unknown	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. 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. 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. Dated 3-31-2025 (SEAL) CLERK OF THE CIRCUIT COURT By: /s/ Rita Meyer Deputy Clerk August 1, 8, 15, 22, 2025