

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Regular Meeting
Abbott Square Community Development District

A regular meeting of the Board of Supervisors of the Abbott Square Community Development District will be held on Wednesday, July 16, 2025, at 1:30 p.m. the Offices of Inframark Wesley Chapel Office, 2654 Cypress Ridge Boulevard, Suite 101 Wesley Chapel, Florida 333544, to discuss the agenda and business items of the Abbott Square 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. The agenda for this meeting may be viewed on the District's website at least 2 days before the meeting at www.abbottsquarecdd.net, or may be obtained by contacting the District Manager's office via email mark.vega@inframark.com or via phone at (813) 991-1140. 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 Supervisors or staff will participate by communication media technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations in order to access and participate in the special meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the special 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 action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega,
District Manager
July 4, 2025

25-01308P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Acacia Fields Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

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

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via email at sbrizendine@rizzeta.com or by calling 813-933-5571.

Acacia Fields Community Development District
Scott Brizendine, District Manager
July 4, 2025

25-01309P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve roadway activities on 71.80 acres known as Kinfield Phase I Spine Roads.

The project is located in Pasco County, Section(s) 5,6,7,8,31,32, Township 25,24 South, Range 20 East. The permit applicant is MU LandCo Liquidating Company, LLC whose address is 1414 W Swann Ave, Suite 100 Tampa, FL 33606. The Permit No. is 43041295.004.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

July 4, 2025

25-01310P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921303 from Locust Branch, LLC 3717 Turman Loop, #102 Wesley Chapel FL, 33544. Application received: 06/30/25. Proposed activity: residential. Project name: Wiregrass S4 Parcels B & D. Project size: 91.30 acres Location: Section(s) 20, 21, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no.

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

July 4, 2025

25-01311P

FIRST INSERTION

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Estancia at Wiregrass Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client session during its regular board meeting:

Attorney-Client Session
July 15, 2025, at 6:00 p.m.
4000 Estancia Boulevard
Wesley Chapel, Florida 33543

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Estancia at Wiregrass Community Development District v. Standard Pacific of Florida, LLC, Standard Pacific of Florida GP LLC, Calatlantic Group LLC, Lennar Corporation, Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024-CA-003276. The following persons are anticipated to be in attendance at the attorney-client session: Tami Taylor, Keith Pringle, Karl Reimensperger, Luke Richardson, Randy Garrison, Richard McGrath, Ryan Weeks, and a court reporter. The attorney-client session is expected to last approximately thirty minutes.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board 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 the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, Phone (813) 344-4844 Ext.109.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. 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/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), 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 the 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 based.

Estancia at Wiregrass CDD
Richard McGrath, District Manager
July 4, 2025

25-01312P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF
THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Blackwell Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 107.24 acres of land, entirely within Pasco County, Florida, generally located north of Hudson Avenue and east of Hazel Avenue., advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: July 29, 2025
TIME: 11:00 AM
PLACE: Hilton Garden Inn Tampa-Wesley Chapel
26640 Silver Maple Pkwy
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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.

District Manager
July 4, 11, 2025

25-01323P

FIRST INSERTION

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

ORDINANCE NO. 1502-25
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA RELATED TO MEDICAL MARIJUANA TREATMENT CENTERS; ADOPTING FINDINGS OF FACT; PROVIDING DEFINITIONS; IMPOSING A NEW TEMPORARY MORATORIUM ON THE OPENING OF ANY NEW MEDICAL MARIJUANA TREATMENT CENTERS NOT TO EXCEED TWELVE (12) MONTHS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

The public hearing will be held on July 14, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
July 4, 2025

25-01341P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
MIRADA COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Mirada Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure] to govern the operations of the District. The proposed rule number is Mirada Rule #1

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

The purpose and effect of the revised Rules of Procedure is [to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed [revised Rules of Procedure] include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, 4530 Eagle Falls Pl, Tampa FL 33619, Phone (813)344-4844.

Jason Greenwood, District Manager
Mirada Community Development District
July 4, 2025

25-01315P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of
The Verandahs Community Development District

The Board of Supervisors (the "Board") of The Verandahs Community Development District (the "District") will hold a public hearing and a meeting on August 5, 2025, at 6:30 p.m. at The Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.theverandahscdd.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.

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

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

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

Sean Craft
District Manager
July 4, 11, 2025

25-01317P

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE
MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the McKendree Pointe Community Development District on August 4, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

In accord with Chapter 190, Florida Statutes, the McKendree Pointe Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer/Pasco Edition on June 27, 2025.

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

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: August 4, 2025
TIME: 9:00 a.m.
PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, and received within twenty-one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

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

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, via email at Larry@hikai.com or by calling (813) 565-4663. McKendree Pointe Community Development District
Larry Krause, District Manager
July 4, 2025

25-01320P

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of
The Preserve at Wilderness Lake Community Development District

The Board of Supervisors (the “Board”) of The Preserve at Wilderness Lake Community Development District (the “District”) will hold a public hearing and a meeting on August 6, 2025, at 6:30 p.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O’Lakes, Florida 34637.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://www.wildernesslakecdd.org/>, or may be obtained by contacting the District Manager’s office via email at tdobson@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 285.

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

UNIT TYPE	ERU FACTOR	UNIT COUNT	O&M ASSMT.
Villa	0.80	92	\$1,347.08
Single Family 40’	1.00	203	\$1,683.85
Single Family 50’ & 52’	1.25	288	\$2,104.81
Single Family 65’	1.60	156	\$2,694.16
Single Family 75’	1.80	124	\$3,030.93
Single Family 90’	2.25	84	\$3,788.66
Single Family 90’ Plus	2.80	1	\$4,714.77
Commercial	1.50	10.06	\$2,525.77

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

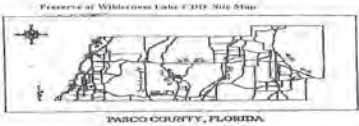
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

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

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

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

Tish Dobson
District Manager



July 4, 202525-01316P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR DISTRICT
ENGINEERING SERVICES
UNION PARK COMMUNITY DEVELOPMENT DISTRICT
RFQ for District Engineering Services

The Union Park Community Development District (“District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District’s capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant’s professional personnel, including but not limited to the number of employees working with community development districts directly including support staff; (b) the Applicant’s willingness to meet time and budget requirements; (c) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant’s headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District; and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors. Further, each Applicant must identify the specific individual (and support staff) affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 12:00 p.m. (EST), on Friday, July 18, 2025, to the attention of District Manager Heather Diley, heather@hikai.com, 2502 North Rocky Point Drive, Suite 1000, Tampa, FL 33607 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with District Counsel, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with District Counsel, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure, which are available from the District Manager.

UNION PARK
COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER PROPOSALS – COMPETITIVE SELECTION
CRITERIA

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|----|---|---------------------|
| 1) | Ability and Adequacy of Professional Personnel
Consider the capabilities and experience of key personnel within the firm including certification, training, number of support staff, and education; affiliations and memberships with professional organizations; etc. | (Weight: 25 Points) |
| 2) | Consultant’s Past Performance
Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc. | (Weight: 25 Points) |
| 3) | Geographic Location
Consider the geographic location of the firm’s headquarters, offices and personnel in relation to the project. | (Weight: 20 Points) |
| 4) | Willingness to Meet Time and Budget Requirements
Consider the consultant’s ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc. | (Weight: 20 Points) |
| 5) | Recent, Current, and Projected Workloads
Consider the recent, current and projected workloads of the firm. | (Weight: 5 Points) |
| 6) | Volume of Work Previously Awarded to Consultant by District
Consider the desire to diversify the firms that receive work from the District; etc. | (Weight: 5 Points) |

July 4, 202525-01345P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Abbott Square Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday, August 6, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway Wesley Chapel, FL 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting www.abbottsquarecdd.net, or may be obtained by contacting the District Manager’s office via email mark.vega@inframark.com or via phone at (813) 991-1140.

The table below presents the proposed schedule of the O&M Assessments for all 651 units in the District. Amounts are preliminary and subject to change at the meeting and in any future year.

Proposed maximum annual FY 2025-2026 O&M Assessments	O&M Increase from FY 2024-2025
\$1,423.95	\$530.58

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

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

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

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

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

Mark Vega
District Manager



July 4, 202525-01307P

FIRST INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 512025DR001820-ES
Division: L
Delia King, Petitioner,
and
Tyrone King, Respondent,
TO: Tyrone King
76 Memorial Drive
New Castle, DE 19720

YOU ARE NOTIFIED that an action for dissolution of Marriage, has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Delia King whose address is 22818 Sills Loop, Land O Lakes, FL 34639 on or before 7/28/2025 and file the original with the clerk of this Court, Pasco County Courthouse, 38053 Live Oak Ave, Dade City, Florida 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert “none” or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} None

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 Circuit Court’s Office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk’s office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED 6/23/2025
Nichole Alvarez/Sowles
CLERK OF THE COURT
Pasco County Clerk & Comptroller
(SEAL) By: /s/ Kaylen McCutcheon
Deputy Clerk

July 4, 11, 18, 25, 202525-01339P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 Accent Lane
New Port Richey, FL 34653
NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(WITH NOTICE OF SALE)
TO: (Certified Mail, Return Receipt Required and by Regular Mail)
Colleen Ann Giles-Good, Candace E. Petrone (deceased)
Kennath C. Hale (deceased), and Any Unknown
Party(s) in Possession
7413 Image Lane; Lot #19
New Port Richey, FL 34653
CMRR#: 9589-0710-5270-0136-5669-03

When you vacated the premises at 7413 Image Lane; Lot #19, New Port Richey, FL 34653, the following personal property remained:

1993 UNKNOWN MAKE WHITE;BLACK UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE NO. 0004983212; VIN NO. 1406 and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than July 18, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE	SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC By: _____ MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653 (727)-842-3928
THIS DOCUMENT WAS PREPARED BY:	WILLIAM C. PRICE, III, P.A. 522 12th STREET WEST BRADENTON, FL 34205

July 4, 11, 202525-01322P

FIRST INSERTION

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

ORDINANCE NO. 1501-25
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A NEW TEMPORARY MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONING, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE, NOT TO EXCEED TWELVE (12) MONTHS, PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE.

The public hearing will be held on July 14, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* **PLEASE NOTE:** This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.
286.0105
July 4, 202525-01340P

Who benefits from legal notices?

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

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

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the McKendree Pointe Community Development District

The Board of Supervisors (“Board”) of the McKendree Pointe Community Development District (“District”) will hold a regular meeting and public hearing on Monday, August 4, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Methodology Report dated May 5, 2025. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer dated May 5, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$27,820,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
PRELIMINARY ASSESSMENT ROLL								
PHASE	PARCEL	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADDS ⁽¹⁾	PRINCIPAL PER UNIT	MADS PER UNIT ⁽¹⁾
	Multiple, refer to Annotations	Bailes Pointe Sentosa Owner, LLC	Acre	7035	\$27,820,000	\$2,130,384	\$395,451	\$30,283
(1) Includes principal & interest and is net of the discounts & fees.								

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Larry Krause, District Manager

RESOLUTION NO. 2025-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the McKendree Pointe Community Development District (the “District”) has determined to construct and/or acquire certain public improvements (the “Project”) set forth in the plans and specifications described in the Master Report of the District Engineer dated May 5, 2025 (the “Engineer’s Report”), incorporated by reference as part of this Resolution and which is available for review at the offices of Kai Connected, LLC, located at 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607 (the “District Office”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the “Debt Assessments”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated May 5, 2025, (the “Assessment Report”) incorporated by reference as part of this Resolution

and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

The foregoing recitals are hereby incorporated as the findings of fact of the Board.

The Debt Assessments shall be levied to defray all of the costs of the Project.

The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

The general locations of the Project are as shown on the plans and specifications referred to above.

As stated in the Engineer’s Report, the estimated cost of the Project is approximately \$19,312,932 (hereinafter referred to as the “Estimated Cost”).

As stated in the Assessment Report, the Debt Assessments will defray approximately \$27,820,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed capital improvement revenue bonds, to be issued in one or more series.

The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefitted by the Project as set forth in the Assessment Report: For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.

The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefitted thereby and further designated by the assessment plat hereinafter provided for below.

There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll 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 is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on May 5, 2025.

Attest:
/s/ Brittany Crutchfield
Printed Name: Brittany Crutchfield
Secretary/Assistant Secretary

McKendree Pointe Community Development District
/s/ Michel Lawson
Michael Lawson
Chair of the Board of Supervisors



July 4, 11, 2025

25-01314P

FIRST INSERTION

NOTICE

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

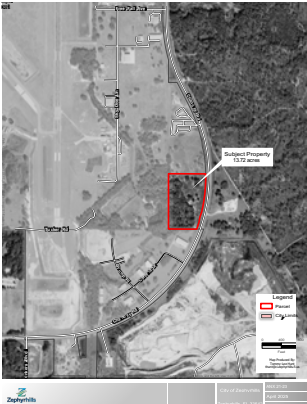
ORDINANCE NO. 1503-25

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

The public hearing will be held on July 14, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105



July 4, 2025

25-01342P

FIRST INSERTION

The McKendree Pointe Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors (“Board”) of the McKendree Pointe Community Development District (“District”) will hold a public hearing and a regular Board meeting on Monday, August 4, 2025, at 9:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33558 to consider the Board’s intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the “Uniform Method”). All affected property owners have the right to appear at the hearing and be heard regarding the District’s use of the Uniform Method.

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

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

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

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

Larry Krause, District Manager

July 4, 11, 18, 25, 2025

25-01319P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Lexington Oaks Community Development District (the “District”) will hold a public hearing and a meeting on July 17, 2025, at 6:30 p.m. at the Lexington Oaks Community Center, located at 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.lexingtonoaksbdd.org, or may be obtained by contacting the District Manager’s office via email at Brenden.Crawford@inframark.com or via phone at (813) 991-1109.

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

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

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

Brenden Crawford
District Manager

July 4, 2025

25-01313P

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com

Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE

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

ORDINANCE NO. 1504-25

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

The public hearing will be held on July 14, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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



July 4, 2025 25-01343P

FIRST INSERTION

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Whispering Pines Community Development District (“District”) will hold a Special Meeting on July 16, 2025 at 10:15 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the meetings is for the Board to consider project completion related items as well as any other 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 meetings 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://whisperingpinesedd.net/.

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
July 4, 2025 25-01318P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors (“Board”) of the Del Webb Bexley Community Development District (“District”) will hold a regular meeting of the Board on

July 16, 2025 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O’ Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Lynn Hayes
District Manager
July 4, 2025 25-01344P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Twisted Tiller located at 32141 Jack Russell Court in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of June, 2025.
Elizabeth Hennig
July 4, 2025 25-01347P

FIRST INSERTION

Affordable Secure Storage – Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

Unit C04 - A Gailbraith
Unit D01 - V Herrera Vazquez
Unit K05 - J Brunner
Unit N03 - J Hale

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE July 19th 2025 AT OR AFTER: 11:00 A.M. July 4, 11, 2025 25-01321P

FIRST INSERTION

NOTICE TO CREDITORS

THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 51-2025-CP-0920-WS

IN RE: ESTATE OF JOAN B. STOLLER a/k/a JOAN BERYL STOLLER Deceased.

The administration of the estate of JOAN B. STOLLER a/k/a JOAN BERYL STOLLER, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative: JUDITH ANN MOROFF 1796 Painted Bunting Cir. Palm Harbor, FL 34683

Attorney for Personal Representative: DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com July 4, 11, 2025 25-01337P

NOTICE OF ACTION

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

CASE NO. 2025CA001574CAAXES WELLS FARGO BANK. N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF SHANNON M. CAIN, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF SHANNON M. CAIN, DECEASED Current Residence Unknown, but whose last known address was: 37255 HANNAH LN, ZEPHYRHILLS, FL 33542-1832

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

THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 123 AS PER PLAT OF THE ZEPHYRHILLS COLONY COMPANY LANDS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number 25-CP-000929

IN RE: ESTATE OF EUGENE H. JOHNSON, JR., Deceased.

The administration of the estate of EUGENE H. JOHNSON, JR., deceased, whose date of death was March 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court Probate Division 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 4, 2025.

TANYA M. CORENO 17563 Vermont Street Grafton, Ohio 44044

Lexy M. Bubley, Esquire Attorney For Personal Representative Florida Bar No. 1026786 BUBLEY & BUBLEY, P.A. 12960 N. Dale Mabry Highway Tampa, Florida 33618 Telephone (813) 963-7735 E-mail: LMB@bubleylaw.com July 4, 11, 2025 25-01335P

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FOR THE U.S. STATE
Business Observer

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com hillsclerk.com pascoclerk.com mypinellasclerk.gov polkcountyclerk.net myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

OF PASCO COUNTY, FLORIDA, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE RUN NORTH 560 FEET; THENCE WEST 340 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 80 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF TRACT 118 OF SAID ZEPHYRHILLS COLONY COMPANY LANDS; THENCE RUN WEST 210 FEET; THENCE SOUTH 80 FEET, MORE OR LESS, TO A POINT 210 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before August 4th, 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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 petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City 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.

WITNESS my hand and seal of the Court on this 27th day of June, 2025.

Nikki Alvarez-Sowles, Esq. - AES Clerk of the Circuit Court (SEAL) By: /s/ Shakira Ramirez Pagan Deputy Clerk

eXL Legal, PLLC, Plaintiff's attorney 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010894 July 4, 11, 2025 25-01330P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL 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 Bridgewater Of Wesley Chapel Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 5, 2025
TIME: 6:30 p.m.
LOCATION: Hilton Garden Inn 26640 Silver Maple Pkwy. Wesley Chapel, Fl. 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular Board meeting of the District will also be held at 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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://www.bridgewaterofwesleychapelcdd.org/.

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

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

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

District Manager
July 4, 11, 2025 25-01338P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024CA002287CAAXWS DYW MORTGAGE CAPITAL, INC., Plaintiff, vs. UNKNOWN HEIRS OF CAROL A. BERGIN A/K/A ANN BERGIN, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2024CA002287CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which DYW MORTGAGE CAPITAL, INC., is the Plaintiff and UNKNOWN HEIRS OF CAROL A. BERGIN A/K/A ANN BERGIN, DECEASED; UNKNOWN HEIRS OF MICHAEL JAMES LIVINGSTONE, DECEASED; ISPC; CYNTHIA MARIE LIVINGSTONE A/K/A CYNTHIA MCCOY; ROBERT JOHN LIVINGSTONE; SUSAN MARIE LIVINGSTONE A/K/A SUSAN MARIE BRUCE; VIRGINIA MARIE LIVINGSTONE A/K/A VIRGINIA M. BLAUT; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Nikki Alvarez-Sowles, Esq, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with chapter 45 Florida Statutes, Pasco County, Florida on July 28, 2025, at 11:00 a.m., EST the following described property as set forth in said Final Judgment of Foreclosure: LOT 189, FOREST HILLS UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 135, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1561

DEBONAIR DRIVE, HOLIDAY, FL 34690 PARCEL NUMBER: 32-26-16-0180-000000-1890 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. 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 /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff July 4, 11, 2025 25-01333P

ACTIONS / SALES

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001800CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE SOUNDVIEW HOME LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs. DEBRA A. MILES, et. al. Defendant(s), TO: DAVID A. MILES, JR., whose residence is unknown 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: LOTS 1, 2 AND 3, BLOCK 137, MOON LAKE ESTATES, UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 101 AND 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1994 DOUBLEWIDE MOBILE HOME VIN# FLFLP70A21651CG / TITLE # 67076376 AND VIN # FLFLP70B21651CG / TITLE # 67076375. 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 AUGUST 4TH, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney	or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. 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
NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CC000741CCAXWS SHEFFIELD FINANCIAL, A Division of Truist Bank, Plaintiff, vs. AUSTIN LINDGREN, Defendant. TO: AUSTIN LINDGREN Last Know Addresses: 13411 Shadberry Lane, Hudson, Florida 34667 NOTICE OF ACTION Constructive Service 12811 Acasta Blvd., Hudson, Florida 34668 9400 September Lane, Unit #103, Port Riekey, Florida 34668 3309 Ponytail Court, Spring Hill, Florida 34609 YOU ARE HEREBY NOTIFIED that a Verified Complaint for Replevin concerning the 2023 BRP 46PZ, VIN: YDV47521L223; and 2023 BRP T2PM, VIN: 5KTBS1910PF001381, has been filed and commenced in this court, in Pasco County, Florida, and you are required to serve a copy of your written defenses, if any, to ADAM J. WICK, ESQ. of Liebler, Gonzalez & Portuondo, attorneys for Plaintiff, whose address is, Courthouse Tower - 25th Floor, 44 West Flagler Street, Miami, FL 33130, and file the original with the Clerk of the above styled court on or before AUGUST 04, 2025 you for the relief demanded in the Complaint.	This notice shall be published once each week for two consecutive weeks in the Business Observer. ADA If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on June 27, 2025. Nikki Alvarez-Sowles Clerk of the Circuit Court (SEAL) By: /s/ Shakira Ramirez Pagan As Deputy Clerk 38053 Live Oak Ave Dade City, FL 33523 Attorney(s) for Plaintiff ADAM J. WICK. ESQ. Florida Bar No. 57950 LIEBLER, GONZALEZ & PORTUONDO Courthouse Tower - 25th Floor 44 West Flagler Street Miami, FL 33130 Tel: (305) 379-0400 service@lgplaw.com July 4, 11, 202525-01331P	NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA000994CAAXES Freedom Mortgage Corporation Plaintiff, vs. Sabongkot Kaeoboonprapai Williams; Unknown Spouse of Sabongkot Kaeoboonprapai Williams; Foundation Finance Company LLC; Charlotte Elizabeth Williams Defendants. TO: Charlotte Elizabeth Williams and Unknown Spouse of Sabongkot Kaeoboonprapai Williams Last Known Address: 6523 Bar S Bar Trail, Zephyrhills, FL 33541 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 12, BLOCK 3, ABBOTT SQUARE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 28, 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 Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024CA002143CAAXWS Regions Bank dba Regions Mortgage, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Spencer R. Heller a/k/a Spencer Robert Heller a/k/a Spencer Heller, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA002143CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Regions Bank dba Regions Mortgage is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Spencer R. Heller a/k/a Spencer Robert Heller a/k/a Spencer Heller, Deceased; Harbor Oaks Condominium Association, Inc.; Harbor Oaks Condominium Owners Association, Inc.; Rayna A. Scotto-D'Aniello a/k/a Rayna A. D'Aniello a/k/a Rayna A. Heller; Adam Perry Heller a/k/a Adam P. Heller a/k/a Perry Heller 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 11:00 AM on the 28th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 12, BUILDING 3, HARBOR OAKS, A CONDOMINIUM, ACCORDING TO THE	DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7244, PAGE 238, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 02-25-16-0030-00300-0120 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 27th day of June, 2025. 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 # 24-F01506 July 4, 11, 202525-01326P	ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 26 day of June 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02460 July 4, 11, 202525-01327P
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 4333 WS REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK, Plaintiff, vs. ANTHONY C. EKONOMIDES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE L. SCAGLIONE A/K/A MAJORIE L. TILLMAN; ANTHONY C. EKONOMIDES AS LEGAL GUARDIAN OF THE MINOR CHILD OF MARJORIE L. SCAGLIONE A/K/A MARJORIE L. TILLMAN; GULF ISLAND BEACH AND TENNIS CLUB CONDOMINIUM I, INC.; GULF ISLAND BEACH AND TENNIS CLUB CONDOMINIUM II, INC.; JOSEPH L. SCAGLIONE, II AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH L. SCAGLIONE; JOSEPH L. SCAGLIONE, II AS BENEFICIARY OF THE ESTATE OF JOSEPH L. SCAGLIONE; UNKNOWN SPOUSE OF JOSEPH L. SCAGLIONE; JAMES CLAY SCAGLIONE, AS BENEFICIARY OF THE ESTATE OF JOSEPH L. SCAGLIONE; UNKNOWN SPOUSE OF JAMES CLAY SCAGLIONE; and UNKNOWN TENANT Defendant. NOTICE IS GIVEN pursuant to a Final Judgment dated June 24, 2025 entered in Case No. 2023 CA 4333 WS, of the Circuit Court in and for Pasco County, Florida, wherein ANTHONY C. EKONOMIDES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE L. SCAGLIONE A/K/A MAJORIE L. TILLMAN; ANTHONY C. EKONOMIDES AS LEGAL GUARDIAN OF THE MINOR CHILD OF MARJORIE L. SCAGLIONE A/K/A MARJORIE L. TILLMAN; GULF ISLAND BEACH AND TENNIS CLUB CONDOMINIUM I, INC. and GULF ISLAND BEACH AND TENNIS CLUB CONDOMINIUM II, INC. 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 online sale at www.pasco.realforeclose.com, on JULY 29, 2025, at 11:00 a.m., the following described real property as set forth in the Final Judgment: UNIT NO. 610W OF GULF ISLAND BEACH & TENNIS CLUB II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3300, PAGE 208, AND ALL EXHIBITS AND AMENDMENTS THEREOF, 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 Administration 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 July 4, 11, 202525-01328P	NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023 CA 000711 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, VS. DONALD J. BOUTIN JR. A/K/A DONALD BOUTIN; TONI L. BOUTIN; UNKNOWN TENANT #1 N/K/A DEVIN CHASE; UNKNOWN TENANT #2 N/K/A MATTHEW CHASE; UNITED STATES OF AMERICA, DEPARTMENT OF VETERANS AFFAIRS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 23, 2025 in Civil Case No. 2023 CA 000711, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and DONALD J. BOUTIN JR. A/K/A DONALD BOUTIN; TONI L. BOUTIN; UNKNOWN TENANT #1 N/K/A DEVIN CHASE; UNKNOWN TENANT #2 N/K/A MATTHEW CHASE; UNITED STATES OF AMERICA, DEPARTMENT OF VETERANS AFFAIRS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on August 6, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: 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 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT 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. Dated this 24th day of June, 2025. 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 July 4, 11, 202525-01324P



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2025 3:20

--- ACTIONS / SALES ---

FIRST INSERTION

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Preserve at South Branch Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

Date: August 5, 2025

Time: 6:00 p.m.

Location: SpringHill Suites Tampa Suncoast Parkway
16615 Crosspointe Run
Land O' Lakes, FL 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business..

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome	248	0.4	\$644
40' Single Family	375	0.8	\$1,288
50' Single Family	409	1.0	\$1,610
60' Single Family	1	1.2	\$1,932

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the assessments imposed on developed property within the District and to directly collect assessments on the remaining assessable property by sending out a bill prior to or during November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746; Tel: 321-263-0132 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



July 4, 2025

25-01348P

FIRST INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

Case #: 2024CA000984CAAXWS

DIVISION: J2

Wells Fargo Bank, N.A.

Plaintiff, -vs.-

Ronald J. Wyzlic; Patricia F. Wyzlic; Timber Oaks Community Services Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000984CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank,

N.A., Plaintiff and Ronald J. Wyzlic are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on September 17, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 24, TIMBER OAKS, UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 87 - 90, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

24-330914 FC01 WEQ

July 4, 11, 2025

25-01332P

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

CASE NO.: 25-CP-000881

IN RE: ESTATE OF

SHANITA JONES JOHNSON, DECEASED.

The administration of the estate of SHANITA JONES JOHNSON deceased, File Number 25-CP-000881, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 4, 2025.

XENOS JOHNSON, JR.

15215 Plantation Oaks Dr.

Tampa, Florida 33647

zenosjr2W@gmail.com

Attorney For Petitioner

FEHINTOLA OGUNTEBI

1904 West Cass Street

Tampa, Florida 33606

(813) 254-8717

kemi@oguntebilaw.com/

foguntebi@aol.com

FBN: 049042

Attorney for Petitioner

July 4, 11, 2025

25-01336P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP001058ES

IN RE: ESTATE OF

Luz Maria Perez

Deceased.

The administration of the estate of Luz Maria Perez, deceased, whose date of death was December 15, 2023, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 4, 2025.

Personal Representative:

Michelle Velazquez

6409 Amundson Street

Tampa, FL 33634

Attorney for Personal Representative:

Nancy McClain Alfonso, Esquire

Florida Bar Number: 845892

ALFONSO HERSCH

Post Office Box 4

Dade City, Florida 33526-0004

Telephone: (352) 567-5636

E-Mail: eserve@alfonsohersch.com

Secondary: jerrodd@alfonsohersch.com

July 4, 11, 2025

25-01334P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

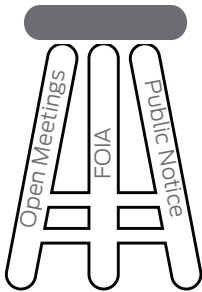
FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2025 3:20

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



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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001013
IN RE: ESTATE OF
LORENA AURORA GREGORY
a/k/a LORENA GREGORY
MORALES
Deceased.

The administration of the estate of LORENA AURORA GREGORY a/k/a LORENA GREGORY MORALES, deceased, whose date of death was April 12, 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 June 27, 2025.

Personal Representative:
Lavinia Gonzalez Vega
8146 Lagerfield Dr.
Land O' Lakes, FL 34637
Attorney for Personal Representative:
Michael J. Faehner, Esq.
Florida Bar No. 23043
301 Woodlands Pkwy, Suite 10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
June 27; July 4, 2025 25-01298P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000047
IN RE: ESTATE OF
PAUL E. BOWDEN,
aka PAUL EDWARD BOWDEN
Deceased.

The administration of the estate of PAUL E. BOWDEN, also known as PAUL EDWARD BOWDEN, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 27, 2025.

SUSAN M. WALSH
Personal Representative
389 Town Farm Road
Bucksport, ME 33541
Attorney for Personal Representative
Florida Bar No. 139668
GrayRobinson, P.A.
P. O. Box 3
Lakeland, FL 33802
Telephone: (863) 284-2200
Email:
John.Vreeland@Gray-Robinson.com
2nd Email:
Dena.Bohall@Gray-Robinson.com
June 27; July 4, 2025 25-01288P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000907CPAXES
IN RE: ESTATE OF
JOANN STRICKLAND,
Deceased.

The administration of the estate of JOANN STRICKLAND, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 27, 2025.

JAMES ANDREW STRICKLAND
Personal Representative
1174 South 900 West
Logan, UT 84321

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Ryne E. Hartt, Esq.
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
June 27; July 4, 2025 25-01289P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000771
IN RE: ESTATE OF
ANGELA SAUERZOPF
Deceased.

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

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

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 June 27, 2025.

Donna Graves
9926 Preakness Stakes Way
Dade City, Florida 33525
Personal Representative
Rachel L. Loiacono
E-mail Addresses:
rachel@thebwlaw.com
Florida Bar No. 1044073
Breakwater Law, PLLC
2500 Tamiami Trail N, Suite 220
Naples, Florida 34103
Telephone: (239) 488-4466
Attorneys for Personal Representative
June 27; July 4, 2025 25-01285P

SECOND INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0913-WS
IN RE: ESTATE OF
THOMAS J. CURLEY
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 THOMAS J. CURLEY, deceased, File Number 51-2025-CP-0913-WS, 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 March 8, 2025; that the total value of the estate is approximately \$21,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Ellen Curley, Trustee
f/b/o Broderick Curley
2 Deer Ridge Rd.,
Bedford Corners, NY 10549
Broderick Curley
211644 Parable Court
New Port Richey, FL, 34654

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 27, 2025.

Person Giving Notice:
ELLEN CURLEY
2 Deer Ridge Rd.
Bedford Corners, NY 10549
Attorney for Person Giving Notice:
DONALD R. PEYTON Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
June 27; July 4, 2025 25-01291P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000754
Division: Probate
IN RE: ESTATE OF
MICHAEL J. BARBONE
Deceased.

The administration of the estate of Michael J. Barbone, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 55 N. Broadway Ave., Bartow, Florida 33830 . 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: June 27, 2025.

Personal Representative:
Susan E. Barbone
16714 Fairbolt Way
Odessa, Florida 33556
Attorney for Personal Representative:
Kimberly K. Muentert Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentert@mortellarolaw.com
Secondary E-Mail:
kkmuentert@gmail.com
June 27; July 4, 2025 25-01290P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000301CPAXWS
IN RE: ESTATE OF
SAMUEL M. PETRIDES
Deceased.

The administration of the estate of Samuel M. Petrides, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representatives:
s/ Eleni Petrides
Eleni Petrides
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representatives:
s/ Zachary Ryan Walters,
Zachary Ryan Walters, Esq.
Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
Rhonda@wollinka.com
June 27; July 4, 2025 25-01301P

The administration of the estate of MARIE STELLA FULLERTON, deceased, whose date of death was 10/10/2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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.

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 THREE MONTHS (3) 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 STATUTES WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 27, 2025.

Personal Representatives:
KRISTINE WEDINGTON - PR
29442 Zeller Avenue
San Antonio, FL 33576
(716) 574-5532

SPIEGEL LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991;
Fax (727) 221-7066
email: SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376
June 27; July 4, 2025 25-01306P

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
hillscclerk.com
- PASCO COUNTY
pascoclerk.com
- PINELLAS COUNTY
mypinellasclerk.gov
- POLK COUNTY
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SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA003513 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATO LAFAYETTE PATMON A/K/A CATO L. PATMON, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KIM-METH PATMON, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grant-ees, assignees, lienors, creditors, trust-ees, and all parties claiming an interest by, through, under or against the Defen-dants, 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 be- ing foreclosed herein. TO: JUSTINE ROCHELLE PATMON, Whose Residence Is: 910 HARTNEY DR., COLUMBUS, OH 43230 and who is evading service of pro- cess and all parties claiming an in- terest 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 de- scribed in the mortgage being fore- closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 16, BLOCK 31, SEVEN OAKS PARCEL S-8A, ACCORDING TO THE MAP OR PLAT THEREOF	AS RECORDED IN PLAT BOOK 47, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 07/28/2025 / (30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or im- mediately 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, 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 noti- fication if the time before the sched- uled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accomodate for this ser- vice. Persons with disabilities needing transportation to court should contact their local public transportation pro- viders for information regarding trans- portation services. THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at County, Florida, this June 20, 2025 CLERK OF THE CIRCUIT COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com June 27; July 4, 202525-01278P

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 51-2019-CA-002718 WS UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff, vs. KYLE LEE UBER A/K/A KYLE L UBER; ASHLEY M UBER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAMPUS USA CREDIT UNION, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Sale entered on June 5, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on JULY 17, 2025 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the fol- lowing described property situated in Pasco County, Florida: LOT 7, FLORESTATE SUBDIVI- SION, ACCORDING TO MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 6, PAGE 28, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ALSO KNOWN AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION FOR A POINT OF BEGINNING; THENCE RUN EAST 94.00 FEET TO A POINT 40.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 8; THENCE RUN NORTH PARALLEL TO THE WESTERN BOUNDARY OF THE SAID LOT 5, BLOCK 8; A DISTANCE OF 111.70 FEET; THENCE RUN WEST 64.00 FEET; THENCE FOLLOWING AN ARC, RUN SOUTH AND WEST TO A POINT ON THE WESTERN BOUNDARY OF LOT 4, BLOCK 8, 81.70 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE FOLLOW- ING THE WESTERN BOUND- ARY OF THE AFORESAID LOTS 4 AND 5, RUN SOUTH 81.70 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT ON AND OVER A STRIP OF LAND 20.00 FEET IN WIDTH NORTH AND	SOUTH, DIRECTLY NORTH OF AND ABUTTING THE PROP- ERTY HEREIN DESCRIBED. TOGETHER WITH THE LAND LYING NORTH AND WEST OF THE DESCRIBED ARC, FOR MEANS OF INGRESS AND EGRESS: THE LAND DE- SCRIBED BEING PORTIONS OF LOTS 4 AND 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION, ACCORDING EO MEP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 14A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 1625, PUBLIC RE- CORDS OF PASCO COUNTY, FLORIDA. Property Address: 5422 FOLEY SQ, NEW PORT RICHEY, FL 34652-1317 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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 im- mediately upon receiving this notification if the time before the scheduled appear- ance is less than seven days. The court does not provide transportation and cannot accomodate such requests. Persons with disabilities needing trans- portation to court should contact their local public transportation providers for information regarding transporta- tion services. Dated: June 13, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com June 27; July 4, 202525-01274P

SECOND INSERTION	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-001840 BOND VALIDATION SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, vs. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS, AND CITIZENS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS, AND CITIZENS OF THE SAGEBRUSH COMMUNITY DEVEL- OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP- ERTY OR SUBJECT TO ASSES- MENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY: The SageBrush Community Development District (the "District") hav- ing filed its Complaint for Validation of a not to exceed principal amount of \$50,000,000 Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits at- tached 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 acquiring, constructing, and equipping the Project (as defined in said Com- plaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE, IT IS ORDERED that all taxpay- ers, property owners and citizens of	the District and Pasco County, Florida, including non-residents owning prop- erty or subject to assessments or taxa- tion therein, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco Coun- ty, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on Monday, August 11, 2025, at 1:30 p.m. by Zoom [30 minutes reserved] and show cause why the prayers of the Com- plaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Zoom credentials are: https://zoom.us/j/98186244886?pwd=XBe45smtetNPuqr2oA3MCRVeQVZYnO.1 IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint, 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, Florida, being the County wherein said Complaint has been filed, once each week for two (2) consecu- tive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing. DONE AND ORDERED at the Courthouse in Pasco County, Florida, this ____ day of ____, 2025. Electronically Conformed 6/24/2025 Kimberly Sharpe Byrd HONORABLE KIMBERLY SHARPE BYRD CIRCUIT COURT JUDGE Copies furnished to: Kathryn C. Hopkinson, Esquire Counsel for Plaintiff Via Email: khopkinson@srvlegal.com; elamelamora@srvlegal.com Elaine Babiarz, Esquire Assistant State Attorney Via Email: elainebabiarz@flsa6.gov Requests for Accommodations by 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 cer- tain 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 Of- fice, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. June 27; July 4, 202525-01305P

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CA001447CAAXWS AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATOR OF RESTORATION III TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs. THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendants. To: THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO at last known address: unknown. ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN- DER OR AGAINST ALL OTHER PER- SONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DE- FENDANT AND ANY OTHER PER- SONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN: at last known address: unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose on real and personal property located at in Pasco County, Florida: Lot 443, GULF HIGHLANDS UNIT THREE, according to the Plat thereof, as recorded in Plat Book 12, Page 58, of the Public Records of Pasco County, Flor- ida. With a street address of: 11539	Meredith Lane, Port Richey, FL 34668. has been filed against you. You are re- quired to serve a copy of your written defenses, if any, to Vivian A. Jaime, Esquire, Plaintiff's attorney, Ritter, Zaretsky, Lieber & Jaime, LLP, Tele- phone: (305) 372-0933, 2800 Biscayne Boulevard, Suite 500, Miami, Florida 33137, Primary E-mail: Vivian@rzl- law.com; Secondary E-mail: efile@ rzllaw.com WITHIN THIRTY DAYS FROM THE FIRST DATE OF PUBLI- CATION, 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 will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE 07/28/2025 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 pro- vision 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 accom- modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding disabled transportation services. Dated: June 20, 2025. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner Deputy Clerk Submitted by: Vivian A. Jaime, Esq. 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Telephone: (305) 372-0933 Email: Vivian@rzllaw.com and Denise@rzllaw.com June 27; July 4, 202525-01277P

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA003141CAAXWS QUICKEN LOANS INC., Plaintiff, vs. DONALD KEITH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH 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 July 16, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 46, CRANE'S ROOST SUB- DIVISION UNIT FOUR, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031.	AMERICANS WITH DISABILITIES ACT: If you are a person with a dis- ability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing im- paired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot ac- commodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding transportation services. Dated this 23 day of June, 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/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 19-369003 - NaC June 27; July 4, 202525-01280P
IMPORTANT	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA002444CAAXWS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. ROY CHATRAW; UNKNOWN SPOUSE OF ROY CHATRAW; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 12, 2025 and entered in Case No. 2024CA002444CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and ROY CHATRAW; UNKNOWN SPOUSE OF ROY CHATRAW; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on July 7, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 89, CYPRESS RUN AT MEADOW OAKS, A SUBDI- VISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. 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 pro- vision of certain assistance. Please con- tact 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 ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711." Dated this 19th day of June 2025. By: /s/ Marc Granger, Esq. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01025 NML June 27; July 4, 202525-01276P	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development 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 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 17-26-16-0010-00000-0220	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing im- paired call 711. The court does not pro- vide transportation and cannot accom- modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding transportation services. Dated this 20th day of June, 2025. 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 # 24-F00426 June 27; July 4, 202525-01275P

--- ACTIONS / SALES / PUBLIC NOTICE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-CP-000343
IN RE: ESTATE OF MARK GOVONI, Deceased.

The administration of the Estate of MARK GOVONI, deceased, whose date of death was 12/20/2024, Case Number 25-CP-000343, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

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

THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 27 of June 2025.

Personal Representative:
GINA GOVONI,
13421 Carol Drive, Hudson, FL 34667
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of
Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
June 27, July 4, 2025 25-01286P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
Division Probate
IN RE: ESTATE OF MADELINE M. PROCE Deceased.

The administration of the estate of Madeline M. Proce, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 June 27, 2025.

Personal Representative:
/s/ Kenneth G. Schville
Kenneth G. Schville
Attorney for Personal Representative:
/s/ Debbie Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
June 27, July 4, 2025 25-01287P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA001270CAAXES
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PERTEL, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PERTEL, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
TO: JOHN JOSEPH PERTEL II, whose residence is unknown 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 4, BLOCK F, ALL IN SILVER OAKS VILLAGE - PHASE TWO, AS PER MAP OR PLAT THERE-OF RECORDED IN PLAT BOOK 50, PAGES 29 AND 30, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SECOND INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001024CAAXES
DIVISION: H
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs.
Get Liquid Funding, LLC, James L. Coles, III, Dionne A. Coles Butler, Dana M. Coles, Salem Baptist Church of Chicago, and James L. Coles, III as Trustee of the James L. Coles, Jr. and Laureta M. Coles Trust dated September 20, 2001 Defendants.
TO: James L. Coles, III, individually and as trustee 13018 Sirius Lane Hudson, FL 34667

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

Signed on June 20, 2025.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk
June 27, July 4, 11, 18, 2025 25-01272P

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 07/28/2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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.

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

WITNESS my hand and the seal of this Court at County, Florida, this June 20, 2025

CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-273933
June 27, July 4, 2025 25-01279P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA000764CAAXES
EPPEPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.
DONALD BRITT, REGINAE. VERZI, et al., Defendants.
TO: Donald Britt Regina E. Verzi
Unknown Parties In Possession
8421 Ivy Stark Blvd.
Wesley Chapel, FL 33545
Donald Britt Regina E. Verzi
Unknown Parties In Possession
31858 Barrel Wave Way
Wesley Chapel, FL 33545

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

Lot 7, Block 17, of EPPERSON NORTH VILLAGE D-3, according to the Plat thereof, as recorded in Plat Book 88, Page 1, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, CHAD SWEETING, ESQUIRE, Plaintiffs Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 07/28/2025, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

Signed on June 20, 2025.

Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk
June 27, July 4, 11, 18, 2025 25-01273P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 23-CC-704
ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation, Plaintiff, vs.
WILFREDO SANCHEZ, JASMINE SANCHEZ, SECRTARY OF HOUSING AND URBAN DEVELOPMENT AND ANY UNKNOWN OCCUPANTS IN POSSESSION, 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:

Lot 21, Block 2, ABERDEEN - PHASE ONE, a subdivision according to the plat thereof record-

ed at Plat Book 41, Pages 133-140, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 31730 Loch Aline Drive, Wesley Chapel, Florida, 33545.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 21, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before

your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 24th day of June, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER

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
June 27, July 4, 2025 25-01282P

SECOND INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTIONS, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: July 21, 2025
TIME: 5:00 p.m.
LOCATION: Zephyrhills Train Depot Museum
39110 South Avenue
Zephyrhills, Florida 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 - September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 - September 30, 2026)**	Change in Annual Dollar Amount
SF 50'	145	1.00	\$1,819.14	\$2,242.80	\$423.66
SF 55'	96	1.10	\$2,001.05	\$2,467.08	\$466.03
SF 60'/65'	189	1.18	\$2,146.58	\$2,646.50	\$499.92

** Including collection costs and early payment discounts
The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jamie Sanchez
District Manager



June 27, July 4, 2025

25-01292P

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

FOR THE LAWYER FOR THE STATE

Business Observer

LV20906_V7

Q&A

What is a public notice?

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

LV18327_V9

--- ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2018CA001663CAAXWS U.S. BANK, N.A. AS TRUSTEE FRO MANUFACTURED HOUSING CONTRACT SENIOR/ SURBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-3, Plaintiff, vs. TIMOTHY C. CARMACK, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 11, 2021, and entered in 2018CA001663CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SURBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-3 is the Plaintiff and TIMOTHY C. CARMACK; UNKNOWN SPOUSE OF TIMOTHY C. CARMACK N/K/A SHANNON CARMACK 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 July 15, 2025, the following described property as set forth in said Final Judgment, to wit: THE NORTH 1/2 OF TRACT 1207 BEING FURTHER DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE E 1/3 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF; ALSO LESS THE EAST 33 FEET THEREOF. TOGETHER WITH THAT CERTAIN 2008 SKYLINE PINE CREEK MOBILE HOME, SERIAL NUMBERS 47610332WA AND 47610332WB Property Address: 11940 SMITH BLVD, HUDSON, FL 34667 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 23 day of June, 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] Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 17-081134 - NaC June 27; July 4, 2025 25-01281P	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA003084CAAXES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JADY MARIE MUNIZ NK/A JADY MUNIZ, et al., Defendant. To: JADY MARIE MUNIZ A/K/A JADY MUNIZ, 3316 THISTLEDOWN LN, LANDO LAKES, FL 34638 YAMID GERALDO MUNIZ ARROYO A/K/A YAMID MUNIZ, 3316 THISTLEDOWN LANE, LANDO LAKES FL 34638 UNKNOWN SPOUSE OF YAMID GERALDO MUNIZ ARROYO A/K/A YAMID MUNIZ, 3316 TIDSTLEDOWN LN, LAND O LAKES FL 34638 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 1, BLOCK 15, SUNCOAST MEADOWS - INCREMENT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 129 THROUGH 139, 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 McCalla Raymer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first	publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. Due on or before July 28, 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 Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 24 day of June, 2025. NIKKI ALVAREZ-SOWLES, ESQ., CLERK OF COURT OF PASCO COUNTY (SEAL) By Shakira Ramirez Pagan As Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com June 27; July 4, 2025 25-01283P NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2023CA003252CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, CREDITORS, GRANTEES, ASSIGNEES, LIEN ORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST EDWARD ANTHONY RADEMAKER, Defendants. TO: RAHEEM OMAR RADEMAKER AKA RAHEEM O RADEMAKER Last Known Address: 2108 Hoyt Ave S. Apt. 3, Long Island, NY 11102 UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST EDWARD ANTHONY RADEMAKER Last Known Address: 5141 Silver Charm Terrace, Wesley Chapel, FL 33544 You are notified of an action to foreclose a mortgage on the following property in Pasco County: LOT 68, BLOCK 8, LEXINGTON OAKS, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 57 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA 5141 Silver Charm Terrace, Wesley Chapel, FL 33544 The action was instituted in the Circuit Comi, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 23-CA-003252-ES; and is styled Lakeview Loan Servicing, LLC vs. Edward Anthony Rademaker. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before JULY 28, 2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. DATED: June 24, 2025 NIKKI ALVAREZ-SOWLES, ESQ., As Clerk of Court (SEAL) By: Shakira Ramirez Pagan As Deputy Clerk Quintairos, Prieto, Wood & Boyer, P.A. Attn : Foreclosure Service Department 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 Phone: (855) 287-0240 Fax: (855) 287-0211 E-service: servicecopies@qpwbaw.com June 27; July 4, 2025 25-01284P

SECOND INSERTION

Notice of Workshop and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Abbott Square Community Development District

The Board of Supervisors (“**Board**”) of the Abbott Square Community Development District (“District”) will hold a workshop on Tuesday, July 8, 2025, at 6 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway Wesley Chapel, Fl. 33544 and a public hearing at its meeting on Wednesday, August 6, 2025, at 6 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway Wesley Chapel, FL 33544.

The purpose of the workshop is to provide residents more information about the proposed acquisition of the clubhouse and recreational facilities within the District (the “**Abbott Square Clubhouse**”) as described in the *Report of the District Engineer* on file with the District and the proposed increase in its operations and maintenance assessments.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“**Debt Assessments**”) that will secure the District’s proposed Special Assessment Bonds that would be issued to acquire the Abbott Square Clubhouse and includes a contingency for repairs and to fund the maintenance through December 2025. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the *Amenity Master Special Assessment Methodology Report* on file with the District. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The proposed schedule of assessments for all 651 units in the District will be on an equalized basis with a maximum annual assessment of \$659.85 per unit and a principal amount of \$8,771.12 per unit (inclusive of interest, collection costs, and discounts for early payment). The District expects to collect sufficient revenues to retire no more than \$5,710,000 principal in debt.

The Debt Assessments are anticipated to be collected by the Pasco County Tax Collector. Alternatively, the District may directly collect the Debt Assessments in accordance with Chapter 190, Florida Statutes.

Failure to pay the assessments may cause a tax certificate to be issued against the property and/or subject the property to foreclosure, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

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

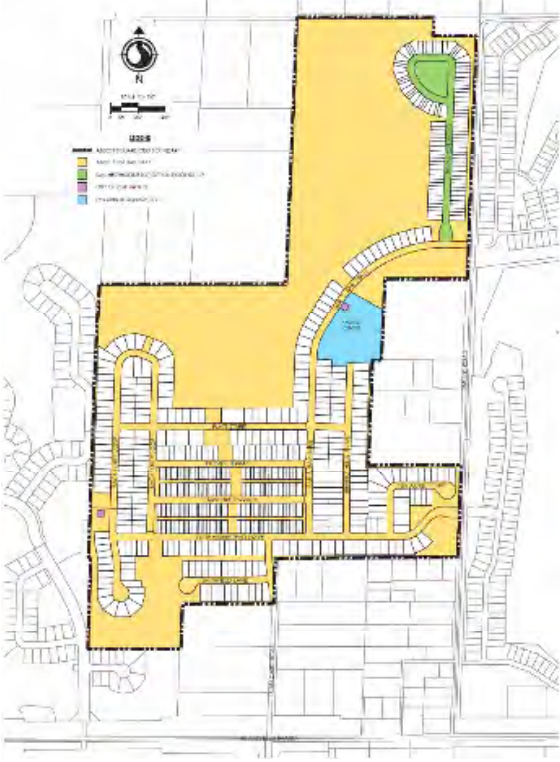
If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence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

A copy of the agenda may be viewed on the District’s website at least 7 days before the meeting www.abbottsquarecdd.net, or may be obtained by contacting the District Manager’s office via email at mark.vega@inframark.com.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 813-991-1140 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Mark Vega, District Manager

RESOLUTION NO. 2025-04
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE



ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Abbott Square Community Development District (the “**District**”) has determined to acquire and construct certain public improvements (the “**Recreational Project**”) set forth in the plans and specifications described in the *Report of the District Engineer dated June 4, 2025* (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the office of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Recreational Project and future operation and maintenance and repairs by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the “**Debt Assessments**”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Recreational Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Amenity Master Special Assessment Methodology Report dated June 4, 2025* (the “**Assessment Report**”), incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Recreational Project and includes future maintenance and repairs.
- The nature of the Recreational Project generally consists of approximately 4.15 acres of land, together with the existing clubhouse building, all the facilities (pool area, playground area, fitness center, parking lot, landscaping/irrigation/hardscaping, and other existing sitework and appurtenant improvements), fixtures and personal property, all located within Tract C of the Abbott Square Phase 1A plat, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Recreational Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Recreational Project is approximately ~~\$4,166,400~~ and the future operation and maintenance are approximated to be ~~\$75,000~~ and repairs are approximated to be ~~\$175,000~~, for a total cost of ~~\$4,416,400~~ (hereinafter, referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$5,710,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed special assessment bonds.
- As provided in further detail in the Assessment Report, the lands within the District are currently fully platted and the Debt Assessments will be levied on an equalized basis across all residential units as they will all benefit equally from the ability to enjoy and use the Recreational Project regardless of product type or front footage.
- In the event the actual cost of the Recreational Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots, within the District, which are adjoining and contiguous or bounding and abutting upon the Recreational Project or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Recreational Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots assessed, the amount of benefit to and the assessment against each lot and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on June 4, 2025.

Attest:

/s/ Brian Lamb
Brian Lamb
Secretary
June 27; July 4, 2025

Abbott Square Community Development District

/s/ Tanya Benton
Tanya Benton
Vice-Chair of the Board of Supervisors

25-01268P

Q&A

What is a public notice?

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

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

--- ESTATE / PUBLIC NOTICE / ACTION ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000969
IN RE: ESTATE OF
DOROTHY J.PUGH
Deceased.

The administration of the estate of DOROTHY J. PUGH, deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedents 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 27, 2025.

Personal Representative:
Richard E. Pugh
1127 Dockside Drive
Lutz, Florida 33559
Attorney for Personal Representative: Denise A. Welter, Esquire
Florida Bar Number: 585769
Welter Law Office
2312 Cypress Cove, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 736-9080
E-Mail: info@welterlawoffice.com
Secondary E-Mail: service@welterlawoffice.com
June 27; July 4, 2025 25-01299P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000448CPAXWS
IN RE: ESTATE OF
MARTIN CHARLES WILMOT
Deceased.

The administration of the estate of Martin Charles Wilmot, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL. 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

BARRED.

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:
s/ Sharon Otis
Sharon Otis
1046 Hagen Drive
Trinity, Florida 34655
Attorney for Personal Representative: s/ Zachary Ryan Walters, Zachary Ryan Walters, Esq.
Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA, ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
E-Mail: pleadings@wollinka.com
June 27; July 4, 2025 25-01300P

SECOND INSERTION

PRESERVE AT LEGENDS POINTE 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 Preserve at Legends Pointe Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 16, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa/Wesley Chapel
26640 Silver Maple Parkwa
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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 this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
June 27; July 4, 2025 25-01261P

SECOND INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEARS 2025 AND 2026 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District"), will hold two public hearings on July 15, 2025, at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 for the purpose of hearing comments and objections on the adoption of the proposed budgets for Fiscal Years 2024-2025 and 2025-2026 ("2025 Proposed Budget" and "2026 Proposed Budget", respectively). A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, 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 hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
June 27; July 4, 2025 25-01302P

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit:

The undersigned will sell at public sale by competitive bidding on Friday, July 11, 2025, at 11:00 AM on the premises where said property has been stored and which is located at EZ MINI STORAGE, 15830 U.S. HWY 19, City of HUDSON, County of PASCO, STATE of FLORIDA, Zip 34667 the following:

Space 6129 - Kalifornia Rogers - 1997 Silver 2 Door Honda automobile

Contents purchased must be paid for at the time of sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.

June 27; July 4, 2025 25-01302P

What is a public notice?

A public notice is information intended to inform citizens of government activities.

1/18237-V8

SECOND INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 21, 2025
TIME: 10:00 a.m.
LOCATION: Long Lake Reserve Amenity Center
19617 Breyntia Drive
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://parkviewatlonglakeranchcdd.net/.

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

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

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

District Manager
June 27; July 4, 2025 25-01303P

Notice is hereby given that the Harvest Hills South Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Tuesday, July 15, 2025 at 10:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, roadways, potable water distribution system, reclaimed water distribution system, wastewater system, stormwater management improvements, landscape and hardscape, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
June 20, 27; July 4, 11, 2025 25-01235P

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025CA001720CCAXES
WILLIE JAMES CRAIG AND
HERSHEL CRAIG,
Plaintiffs, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEWISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF LUCILE WILSON,
DECEASED,
Defendants.

TO: THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUCILE WILSON, DECEASED; Whose last known residence(s) is/are: 493 8th Ave. North, Saint Petersburg, FL 33701

YOU ARE HEREBY NOTIFIED you are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiffs attorney, Corey W. Szalai, Esq., Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, Telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first publication of this Notice of Action in the Business Observer or by 7/21/2025, the nature of this proceeding being a suit for foreclosure of a mortgage against the following described property, to wit:

The SE ¼ of the NE ¼ of the SE ¼ of Section 32, Township 25 South, Range 22 East, EXCEPT the North 208.71 feet of the West 208.71 feet thereof; EXCEPT the West 156.0 feet of the East 176.0 feet of the South 438.85 feet of the North 468.85 feet thereof; EXCEPT the North 30.0 feet thereof; EXCEPT the East 20.0 feet there-

of; EXCEPT the South 20.0 feet thereof, AND EXCEPT the following: Commence at the NE corner of said SE ¼ of the NE ¼ of SE ¼, thence run S 89°53' W, along the North boundary of said SE¼ of the NE¼ of the SE¼, 329.40 feet, thence run South 145.90 feet, thence S 77°25' W, 18.0 feet for a Point of Beginning; thence continue S 77°25' W, 100.0 feet, thence South 150.0 feet, thence N 77°25' E, 100.0 feet, thence North 150.0 feet to the Point of Beginning; said parcel containing a net 6.24 acres, more or less, Pasco County, Florida.

PARCEL I.D. #: 32-25-22-0000-09000-0000

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Corey W. Szalai, Esq., Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, Telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first date of publication of this Notice in the Business Observer, then a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Pasco County this 18th day of June, 2025.

Clerk of Circuit Court
By: (SEAL) Haley Joyner
Deputy Clerk
June 20, 27; July 4, 11, 2025 25-01255P

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--- TAX DEEDS / PUBLIC NOTICE ---

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000048TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2009154 Year of Issuance: 06/01/2021 Description of Property: 31-26-16-0050-00000-1300 CREST RIDGE GARDENS 2 PB 8 PG 3 LOT 130 OR 9618 PG 1211 Name(s) in which assessed: ARKA HOMES LLC SRINIVASULU KANDUKURU 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 July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01167P	Notice of Application for Tax Deed 2025XX000052TDAXXX 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 #: 2007895 Year of Issuance: 06/01/2021 Description of Property: 05-26-16-0180-01200-0020 PORT RICHEY LAND COMPA- NY SUB PB 1 PG 61 EAST 66 FT FO TRACT 12 EXC SOUTH 200 FT THEREOF OR 9760 PG 1380 Name(s) in which assessed: TAI NGUYEN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01171P	Notice of Application for Tax Deed 2025XX000062TDAXXX NOTICE IS HEREBY GIVEN, That LAURA SCHILLACI, 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 #: 1606941 Year of Issuance: 06/01/2017 Description of Property: 17-25-17-0030-02100-0170 BLK 21 MOON LAKE NO 3 MB 4 PGS 75 & 76 LOTS 17 & 18 RB 1111 PG 1403 Name(s) in which assessed: PAUL STEVEN THOMPSON KAREN THOMPSON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01181P	Notice of Application for Tax Deed 2025XX000056TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811905 Year of Issuance: 06/01/2019 Description of Property: 23-26-15-0080-00000-0030 BAILEYS BLUFF ESTS - 6 B 8 P 118 NLY 25 FT LOT 3 Name(s) in which assessed: ANNIE GRACE DANVELO ELVIN W D'ANGELO DECEASED ANNIE GRACE D'ANGELO All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01175P	Notice of Application for Tax Deed 2025XX000051TDAXXX 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 #: 2007549 Year of Issuance: 06/01/2021 Description of Property: 33-25-16-0030-00000-0070 ALKEN ACRES PB 6 PG 99 LOT 7 OR 7002 PG 545 Name(s) in which assessed: ENTRUST OF TAMPA BAY LLC TERRY BOWDEN IRA #1846 JACK M CALLAHAN 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 July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01170P	Notice of Application for Tax Deed 2025XX000050TDAXXX NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 2004688 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0060-08000-0070 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90-91 LOTS 7 & 8 BLOCK 80 OR 3238 PG 244 Name(s) in which assessed: BOBBY J NORMAN ESTATE OF BOBBY J NORMAN DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01169P

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000049TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2009235 Year of Issuance: 06/01/2021 Description of Property: 31-26-16-0170-00000-3580 BUENA VISTA 2ND ADDITION PB 4 PG 108 LOT 358 OR 3098 PG 549 Name(s) in which assessed: LOIS J ABEL HAROLD L ABEL DECEASED ESTATE OF LOIS J ABEL DECEASED EITAN FISHBEIN TRUSTEE THE 1843 HOYLE DRIVE LAND TRUST U/A/D NOVEMBER 2, 2024 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01168P	Notice of Application for Tax Deed 2025XX000059TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1910678 Year of Issuance: 06/01/2020 Description of Property: 17-26-16-0000-03100-002A A 8.5 FT STRIP OF LAND THAT RUNS EAST/WEST & IS SOUTH OF & CONTIGUOUS TO THE FOLL DESC PROPERTY:COM SE COR OF LOT 26 BLOCK 3 OF WOODLAWN SUB PB 2 PG 52 TH SOUTH 80 FT TO POB TH WEST 153 FT TH SOUTH 55 FT TH EAST 153 FT TH NORTH 55 FT TO POB DB 19 PG 140 Name(s) in which assessed: A N VEAL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01178P	Notice of Application for Tax Deed 2025XX000061TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1903279 Year of Issuance: 06/01/2020 Description of Property: 35-25-19-0000-00100-0141 SOUTH 75 FT OF FOLLOW- ING: COM AT SW CORNER OF SECTION 35 TH S89DG 26' 16"E 3199.36 FT FOR POB TH S89DG 26' 16"E 660 FT TH NORTH 1188.51 FT TH S89DG 21' 35"W 660 FT TH SOUTH 1174.67 FT TO POB OR 254 PG 439 Name(s) in which assessed: PASCO PROPERTIES INC ROBERT KRAMER 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 July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01180P	Notice of Application for Tax Deed 2025XX000060TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1902640 Year of Issuance: 06/01/2020 Description of Property: 25-24-20-0000-00400-0015 THAT PART OF E1/4(G) OF NE1/4 OF NW1/4 & THAT PART OF NW1/4 OF NE1/4 OF SEC LY- ING SOUTH OF OLD ST JOE RD OR 521 PG 466 OR 8261 PG 1784 OR 8271 PG 806 Name(s) in which assessed: FREDERICK JACKSON HOOKS FREDERICK JACKSON HOOKS DECEASED GAYLE LOUISE HOOKS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01179P	Notice of Application for Tax Deed 2025XX000072TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1711911 Year of Issuance: 06/01/2018 Description of Property: 34-26-16-0150-00000-00P0 CHELSEA PLACE UNIT THREE PB 31 PGS 21-24 LOT P SUBJECT TO AN NON-EXCLUSIVE PER- PETUAL EASEMENT PER OR 3237 PG 1309 OR 3237 PG 1310 Name(s) in which assessed: CARLA MINIERI REGISTERED AGENT CHELSEA PLACE PRESERVE INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01191P	Notice of Application for Tax Deed 2025XX000053TDAXXX 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 #: 2005079 Year of Issuance: 06/01/2021 Description of Property: 21-25-17-0150-19400-0110 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 11 & 12 BLOCK 194 OR 8092 PG 630 Name(s) in which assessed: KENNETH E FORD REV LIV TRUST KENNETH E FORD REVOCAB- LE LIVING TRUST U/T/D MAY 15 2002 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01172P

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000065TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811821 Year of Issuance: 06/01/2019 Description of Property: 33-26-16-0000-00200-0000 NW1/4 OF NW1/4 & SW1/4 OF NW1/4 OF SEC LYING NORTH OF THE MEAN HIGH WATER LINE OF DUCK SLOUGH; LESS & EXC THOSE PORTIONS LY- ING WITHIN MAGNOLIA ES- TATES PHASE ONE PB 49 PG 22 & MAGNOLIA ESTATES PHASE TWO PB 51 PG 67 OR 8081 PG 1744 Name(s) in which assessed: ALEX DEER REGISTERED AGENT TASU INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01184P	Notice of Application for Tax Deed 2025XX000063TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1808560 Year of Issuance: 06/01/2019 Description of Property: 21-25-16-0000-00100-0040 COM AT SE COR OF WEST PORT SUBDIVISION UNIT FOUR PB 13 PG 110 FOR POB TH N00DEG41'35"E 744.49 FT TH S89DEG14'16"E 74 FT TH S00DEG41'35"W 744.48 FT TH N89DEG14'16"W 74 FT TO POB OR 8577 PG 1652 Name(s) in which assessed: KAROLY KIRBSZL AQUAGRACE LLC ROBERT WORTNER REGISTERED AGENT ESTATE OF KAROLY KIRBSZL DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01182P	Notice of Application for Tax Deed 2025XX000074TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1704263 Year of Issuance: 06/01/2018 Description of Property: 22-24-18-0000-01100-0040 COM AT NE COR OF LOT 22 BLK 6 PASCO LAKE ESTATES UNIT ONE PB 7 PG 19 TH S86DEG41'22"E 25.00 FT FOR POB TH S56DEG51'10"E 450.00 FT MOL TH S75DEG10'33"E 153.27 FT MOL TH S65DEG37'04"E 455.00 FT MOL TH N24DEG26'24"E 132.29 FT MOL TH N77DEG51'32"W 55.56 FT MOL TH N77DEG51'35"W 450.85 FT MOL TH N64DEG06'25"W 555.10 FT MOL TO POB OR 121 PG 576 Name(s) in which assessed: WILLIAM JAY ROBINSON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01193P	Notice of Application for Tax Deed 2025XX000054TDAXXX 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 #: 2004824 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0090-13500-0850 BLK 135 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 85, 86 Name(s) in which assessed: RAYMOND LUCIER ELEANOR LUCIER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01173P	Notice of Application for Tax Deed 2025XX000071TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1701048 Year of Issuance: 06/01/2018 Description of Property: 35-24-21-0020-00100-0015 CARVER HEIGHTS PB 4 PG 53 EAST 100 FT OF NORTH 50 FT OF LOT 1 BLOCK 1 OR 4962 PG 33 Name(s) in which assessed: GARY L GRAY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01190P	Notice of Application for Tax Deed 2025XX000069TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1701986 Year of Issuance: 06/01/2018 Description of Property: 11-26-21-0010-15900-0131 CITY OF ZEPHYRHILLS PB 1 PG 54 THAT PART OF LOTS 11,12 & 13 LYING SOUTH OF 5TH AVE IN BLOCK 159 OR 3865 PG 124 Name(s) in which assessed: LOY C HARDWICK JR TAMARA L HARDWICK All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025 25-01188P



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