
PUBLIC SALES

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

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

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

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

Larry Krause
District Manager
July 11, 18, 202525-01349P

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

The Board of Supervisors (“Board”) of the Acacia Fields Community Development District (“District”) will hold a public hearing and a regular Board meeting on Tuesday, August 12, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the “Uniform Method”). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

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

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

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

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

Scott Brizendine
District Manager
July 11, 18, 25; August 1, 202525-01352P

FIRST INSERTION
NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Acacia Fields Community Development District on Tuesday, August 12, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

In accord with Chapter 190, Florida Statutes, the Acacia Fields 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 on July 4, 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(1), 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 twentyone (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 12, 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 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, and received within twentyone (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.

Pursuant to 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 813-933-5571 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, Scott Brizendine, via email at sbrizendine@rizzetta.com or by calling 813-933-5571.

Acacia Fields Community Development District
Scott Brizendine, District Manager
July 11, 202525-01354P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Copperspring Community Development District

The Board of Supervisors (the “Board”) of the Copperspring Community Development District (the “District”) will hold a public hearing and a meeting on August 12, 2025, at 10:30 a.m. at Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.copperspringcdd.org or may be obtained by contacting the District Manager's office via email at scrافت@rizzetta.com or via phone at (813) 994-1001 Ext 7858.

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

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

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

Sean Craft
District Manager
July 11, 18, 202525-01350P

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed [revised Rules of Procedure] (the “Proposed Rule”). The Proposed Rule number is Mirada Rule #1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer of Pasco County on July 4, 2025.

A public hearing will be conducted by the Board of Supervisors (the “Board”) of the Mirada Community Development District (the “District”) on August 12, 2025, at 6:00 p.m. at relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. 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 to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, 4530 Eagle Falls Pl, Tampa, FL 33619 (813) 344-4844, Jgreenwood@gms-tampa.com (the “District Manager's Office”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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 public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Jason Greenwood, District Manager
Mirada Community Development District
July 11, 202525-01358P

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.terrabellacdd.com or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844 ext. 103.

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

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

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

Jason Greenwood
District Manager
July 11, 202525-01360P

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 CONC travel trailer bearing Vehicle Identification Number 3503524720, and all personal items located inside the travel trailer. Last Tenant: Diana Marie Collins. Sale to be held at: Settler's Rest RV Resort, 37549 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-782-2003).
July 11, 18, 202525-01361P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Mitchell Ranch Community Development District

The Board of Supervisors (the “Board”) of the Mitchell Ranch Community Development District (the “District”) will hold a public hearing and a meeting on August 12, 2025, at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.mitchellranchcdd.org, or may be obtained by contacting the District Manager's office via email at welias@rizzetta.com or via phone at (813) 994-1001.

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

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

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

Wesley Elias
District Manager
July 11, 18, 202525-01351P

FIRST INSERTION

NOTICE OF ACTION FOR IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-DR-002646
IN RE: THE MARRIAGE OF JHON EDISSON GARCIA MONTOTOYA, Petitioner/Husband, and VICTORIA PERALES COLLAZO-GOMEZ, Respondent/Wife.
TO: VICTORIA PERALES COLLAZO-GOMEZ (last known address) 27114 Dayflower Blvd. Wesley Chapel, FL 33544 (Whereabouts unknown)
YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on David Shobe, Esquire of The Law Firm of Ayo and Iken, PLLC, Respondent's attorney, whose address is 703 W. Bay St., Tampa, FL 33606, on or before 8-11-2025, and file the original with the Clerk of this Court located at Pasco County Courthouse, 7530 Little Rd, New Port Richey, FL 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you

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

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's Office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida.

Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's Office.

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

Dated: 7-8-2025
PASCO COUNTY
CLERK OF THE COURT (SEAL)
By: Rita Meyer
Deputy Clerk
July 11, 18, 25; Aug. 1, 202525-01420P

FIRST INSERTION
PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“Board”) of the Preserve at South Branch Community Development District (“District”) will hold a public hearing on August 5, 2025, at 6:00 p.m. at the SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638, for the purpose of hearing comments and objections on the adoption of the proposed budget (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025/2026”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746; Tel: 321-263-0132 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://www.thepreserveatsouthbranchcdd.org/.

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

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

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

District Manager
July 11, 202525-01359P

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Restoration Emergency Services, located at 9303 spare dr, in the City of New port richey, County of Pasco, State of FL, 34654, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 3 of July, 2025.
Joshua Dean Muise
9303 spare dr
New port richey, FL 34654
July 11, 202525-01363P

FIRST INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 100, commencing with 21700 of the Business Professionals Code, a sale will be held on July 29, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line July 18, 2025, at 6:00am and ending July 29, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods and ZHNG Motorcycle.
Name Unit
Scott L. Gibbs 83
2020 ZHNG Motorcycle
VIN #L5YTCKPV1L1121905
Kalliopi Lempidakis 193
July 11, 18, 202525-01413P



--- PUBLIC SALES ---

FIRST INSERTION

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

DATE: August 13, 2025
Time: 6:00 p.m.
Location: Epperson North Lakehouse
9045 Ivy Stark Blvd.
Wesley Chapel, FL 33545

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“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 22’	182	0.52	\$192
Townhome 26’	164	0.8	\$908
40’ Single Family	509	0.8	\$1,397
50’ Single Family	784	1.0	\$1,747
60’ Single Family	327	1.2	\$2,096
70’ Single Family	64	1.4	\$2,445
75’ Single Family	68	1.5	\$2,620
85’ Single Family	12	1.7	\$2,969

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 11, 202525-01356P

FIRST INSERTION

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

TO: Ashley N. Giardini

YOU ARE NOTIFIED that an action for a Supplemental Petition for Modification, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Russell G. Marlowe, Esq., of Russell G. Marlowe PA, Petitioner's attorney, whose address is 8520 Government Drive, Suite 2, New Port Richey, Florida 34654, on or before August 4 2025, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED this 2 day of July, 2025.

PASCO COUNTY CLERK OF THE CIRCUIT COURT (SEAL)

By: Kristen Sager Deputy Clerk

July 11, 18, 25; Aug. 1, 202525-01412P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on July 29th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

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

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

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

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

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

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

July 11, 18, 202525-01421P

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 Lunara located at 4910 hidden hills ln in the City of Wesley Chapel, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2025.

Carolina Lache

July 11, 202525-01411P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that December 12 LLC, desiring to engage in business under the fictitious name of Nastee Mind located in Land O'Lakes intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 11, 202525-01364P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Holiday CVS, L.L.C., 27920 Pink Flamingo Ln., Wesley Chapel, FL 33544, desiring to engage in business under the fictitious name of CVS/pharmacy #17915, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

July 11, 202525-01365P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 29, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line July 18, 2025, at 6:00am and ending July 29, 2025, at 12:00pm to satisfy a lien for the follow unit(s). Unit(s) contain general household goods and misc. car parts being sold as car parts only.

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

July 11, 18, 202525-01419P

SAVE TIME



Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

Business Observer

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Country Walk Community Development District (the “District”) will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Pointe Blvd., Wesley Chapel, Florida 33543.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting https://www.countrywalkcdd.org/, or may be obtained by contacting the District Manager’s office via email at lhayes@rizzetta.com or via phone at (813) 994-1001, extension 7859.

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.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE			
TOTAL O&M BUDGET			\$1,464,802.00
COLLECTION COSTS @2%			\$ 31,166.00
EARLY PAYMENT DISCOUNTS@4%			\$ 62,332.00
TOTAL O&M ASSESSMENT			\$1,558,300.00
LOT SIZE		UNITS	PER LOT O&M
Platted	Single Family 50’	582	\$1,681.09
	Single Family 65’	308	\$1,882.82
		890	TOTAL UNITS

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 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. The public may attend the meeting at the Clubhouse or by conference line. Please check the District’s website at https://www.countrywalkcdd.org/ prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

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.

Lynn Hayes
District Manager



July 11, 202525-01401P

FIRST INSERTION

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

The Board of Supervisors of the Bexley Community Development District will hold a meeting on July 23, 2025, at 6:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O’Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

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

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

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

Wesley Elias
District Manager

July 11, 202525-01415P

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 2025CP001053CPAXES

IN RE: ESTATE OF DENNIS DEAN KOREN, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of DENNIS DEAN KOREN, deceased, File Number 2025CP001053CPAXES; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338; that the Decedent's date of death was February 8, 2025; that the total value of the estate is personal property in the approximate amount of \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address

CAROL KOREN
7151 Applegate Drive
Zephyrhills, FL 33541

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

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

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

Person Giving Notice: CAROL KOREN
7151 Applegate Drive
Zephyrhills, FL 33541

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

July 11, 18, 202525-01375P

--- PUBLIC SALES ---

FIRST INSERTION

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

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

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

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	Unit Count	Proposed O&M Assessment
SINGLE FAMILY 40-49’	0.82	249	\$1,549.41
SINGLE FAMILY 50-59’	1.00	430	\$1,889.52
SINGLE FAMILY 60-69’	1.18	232	\$2,229.64
SINGLE FAMILY 75’	1.36	52	\$2,569.75

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

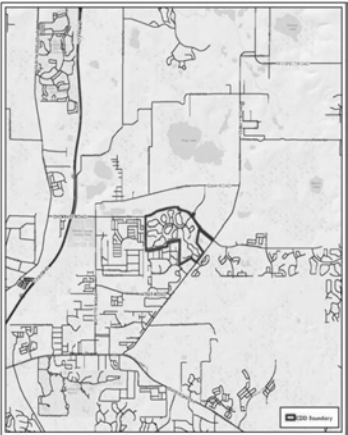
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

Heath Beckett
District Manager



July 11, 202525-01357P

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 7, 2025
TIME: 11:30 a.m.
LOCATION: Hilton Garden Inn – Tampa/Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

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

Description of Assessments

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

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

*includes collection costs and early payment discounts

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

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

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

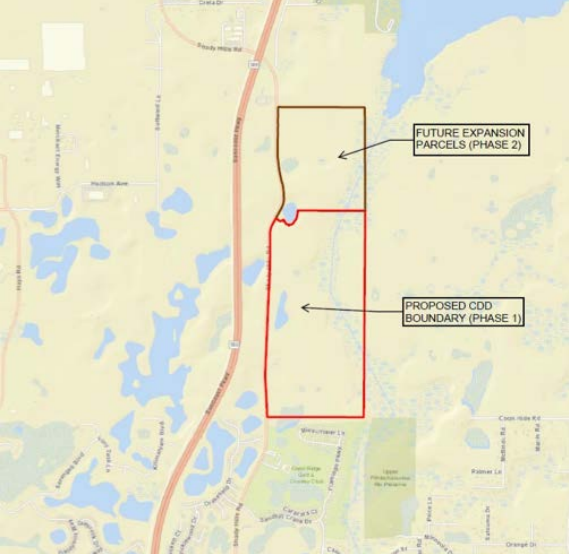
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



July 11, 18, 202525-01430P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the New Port Corners Community Development District (the “District”) will hold a public hearing and a meeting on Tuesday August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget 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.newportcornerscdd.org, or may be obtained by contacting the District Manager’s office via email at sbrizendine@rizzetta.com or via phone at (813) 933-5571.

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

Total O&M Budget		\$830,625.00
Collection Costs @ 2.0%		\$ 17,672.87
Early Payment Discount @ 4.0%		\$ 35,345.74
Total O&M Assessment		\$883,643.62
Lot Size	Units	O&M Per Lot
Phase 1A		
Alley Townhomes 25’	16	\$707.68
Single Family 32’	13	\$905.84
Single Family 40’	139	\$1,132.30
Single Family 50’	43	\$1,415.37
Phase 1B		
Villa (Active Adult)	112	\$778.45
Single Family 50’ (Active Adult)	241	\$1,415.37
Single Family 60’ (Active Adult)	126	\$1,698.44

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

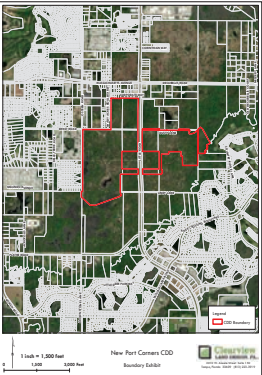
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

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

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

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

Scott Brizendine
District Manager



July 11, 202525-01402P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000352CAAXES UNION HOME MORTGAGE CORP., Plaintiff, vs. KARL D. KINGERY A/K/A KARL KINGERY; WH HIL 2017-2 GRANTOR TRUST; FAY I. KINGERY A/K/A FAY KINGERY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

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

LOTS 9, 10 AND 11, BLOCK 78, MAP OF THE TOWN OF ZEPHYRHILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 5714 19TH ST, ZEPHYRHILLS, FL 33542

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

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

Dated this 02 day of July 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02826 / Bidder Number: 9180
July 11, 18, 202525-01366P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:00 AM
Sale to be held at www.storagetreasures.com.
1241 - SUTHERLAND, STEPHEN; 2119 - Arango, Darlene; 2216 - mann, Elizabeth; 2218 - Honecker, Tina; 2220 - Holcomb, Crystal; 2251 - Cummings, Karen; 3158 - otten, Richard; 3235 - Stout, Stephanie; 3240 - Tello Stanley Insurance LLC Tello, James; 3276 - Cioc, John; 4015 - Dimarco, Richard; 5129 - healy, heather; 5131 - Sockwell, Charles; 5139 - Arango, Xena; 6001 - Bias, Ronald; 6003 - Bias, Ronald; 6027 - Wallace, Eugene; 7000 - Oquendo, Charles; 7026 - Davis, Daniel; 7032 - Slavinsky, Daniel
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
01033 - Hall, Cyric; 01072 - Rush, LaShawn; 01104 - Serafini, Maggi Dominguez; 02042 - Mfebe, Japhet; 02045 - shortridge, michael; 02099 - House, Tionne; 02115 - Pellet, Karian; 02138 - Pansey, Roy; 03082 - Arce, Mario; 03212 - Serafini, Maggi Dominguez; 04047 - Brown, Fonita; 04075 - Robertson, Korrie; 04104 - Dorris, Charquenetta; 04127 - Daye, Raven; 04201 - Lewis, Mercedes; 04213 - Richards, Ahmad
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
021 - Gale, Brianne; 025 - Ruggs, Clifton; 041 - Devine, Kelly; 048 - Ramirez, Yecenia; 077 - Jenkins, Melissa; 094 - Rosser, Linda; 150 - Brown, Aaron; 155 - Garcia, Jorge; 198 - Melvin, Steven; 250 - fink, amanda; 260 - Lawrence, Daniel; 275 - Owensbrown, Tiffany; 310 - Melvin, Steven; PC005 - Lopez, Ermen; RV010 - Case, Aaron
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
11018 - Rotella, Nettie; 11065 - Guzman, Judith Ann; 11072 - Andrews, Gregory; 11093 - Bell, Heather; 11101 - Brown, Anthony; 11144 - tokos, Judit; 11177 - Bates, Jennifer; 11192 - Lakes, Dakota; 11263 - Giacobbi, Julie A; 11285 - clark, Paul; 11289 - Thibault, Cody; 11291 - Schmidt, Amanda; 11296 - ghougassian, Daniel; 12004 - Veguilla, William; 12036 - komorowski, Stephanie; 12068 - Walker, Melissa; 12069 - Williams, James; 12085 - Torres, Tabitha; 12095 - Smith, Dylan; 12140 - Anderson, Melissa; 12141 - Hopkins, Alton Ray; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12214 - Dibernardinis, David; 12223 - Rawls, Jessica; 12230 - Woods, Shana N; 12268 - Taylor, Jayden; 12290 - Rieger, Joe; 13029 - Heredia, Roberto; 13050 - Toro, Oscar; 13121 - jackson, toby; 13193 - Bushard, Sarah; 13203 - Tokos, Judy; 13217 - Gutierrez, Angela; 13233 - Ducey, Joseph; 13254 - Lee, Yonsha; 13290 - Rawls, Jessica; 13346 - Powers, David; B118 - House, Breanne; B132 - Dever, Angela; B156 - Kilgore, Destyni; B202 - marino, marianne; B211 - Demarchi, Gordon Edward; B231 - kelly, Kaily; C103 - Derosier, Amber; C109 - cheatham, Michael; C204 - Howlett, Ezekiel; C223 - Farrell, Carlene; C228 - wallace, Ronald; C255 - Evans, Ronald; C260 - Howlett, Ezekiel; C325 - Maynord, Kevin; C373 - Moore, Misty; C378 - Bertram, Dean; C393 - Davis, Clarissa; C405 - Carvajal, Luis; D132 - Goodson, Nathaniel; D152 - North, Katrina; D208 - creson, Thomas; D219 - Walter, Amy; D244 - Johnson, Love; D245 - Tabani, Farzan; D255 - Huber, James; D258 - Taylor, Erik; D274 - Rowles, Rebecca; D303 - Brown, David; P139 - goad, anthony
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1004 - Alvarado, Inez; 1220 - Cummings, Annette; 1372 - Weeks, Richard; 1380 - Florida Wellness Medical group Unger, Stephen; 1401 - Hoyt, Reese; 1516 - Little, Devin; 1720 - Campbell, Christopher; 1936 - Ambrogio, Bradley; 2013 - Lovely, Joshua; 2303 - Riley, Jamie; 2316 - Ortiz, Jose; 2402 - Little, Devin
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
A0006 - sarpong, Prince; A0024 - Backes, Ronald; A0044 - manzi, Robin; C1029 - Mock, Vickie; C1036 - Wilcoxson, Erika; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1121 - Lepage, Daniel; E1125 - St.Zalle, Tyrese; E1137 - brook, Chase; E1153 - Del Rio, Betsy; E1217 - neuhardt, shaina; E1224 - Martinez, Gabriella; E1238 - Gemalsky, Eonna; E2228 - Walton, Theresa; E2273 - Shihadeh, Michael David; E2294 - Rivera, Rosa; E2314 - Borrello, Jaymie; E2326 - Young, Kristin; E2358 - Johnson, Melissa
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0A126 - Hernandez, Gabriel; 0A141 - Evans, Andrew; 0A148 - Grace, Iemari; 0A150 - Hyatt, Adam; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0B008 - Shackett, Sarah; 0B013 - Goodin, Nikko; 0B021 - coats, janie; 0B031 - diesing, Ashley; 0B040 - Rosenfelt, Ashley; 0D005 - Ware, Angela; 0D035 - Oyola, Daniel; 0E008 - Howard, Robert; 0E010 - Anih, Marita; 0E023 - Talley, Joey; 0E050 - Jones, Stefania; 0E063 - brown, Alex; 0E069 - Breitsprecher, Michael; 0E115 - Knox, Tracy; 0E117 - Landi, Crystal; 0E126 - Morgan, Angela; 0E185 - Antunez, Tomas; 0E186 - Chapman, Matthew; 0E226 - crow, Skylar; 0E231 - Carbone, John; 0E243 - Menech, Nicole
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
016 - Oyerbides, Heather; 050 - Horn, Janice; 072 - Johnson, Akira; 078 - Meza, Gary; 202 - valencia, gina; 225 - Bolling, Inece; 232 - Blainey, FRank; 239 - Ballew, Michael; 256 - Bell, Vivian; 268 - Saviano, Danielle; 312 - Rutchey, Christopher; 319 - Pavelka, Gina; 345 - Likly, Mary Kathryn; 385 - Bryant, Carmen; 413 - McIntosh, Michael; 452 - Moorehead, Susan; 459 - Finck, Stephanie; 487 - Oehl, Peter; 500 - Davis, Tiffany; 558 - Ballew, Michael; 560 - villarrubia, Danelia alexia; 570 - Louden, James; 589 - Russell, Amy; 595 - Larsen, Jennifer; 607 - Likly, Mary Kay
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1025 - Espada, Tiffany; 1031 - Ostojic, Destiny; 1037 - Celluzzi, Anthony; 1047 - Corazza, Paul; 1064 - Bellamy, Kyle; 1065 - Saslaw, Barry; 1069 - Glover, Alicia; 1113 - Massaro, Tamara; 1150 - White, Bryan; 1163 - Wright, Daniel; 1166 - Schiedenhelm, Ashley; 1168 - Seeland, Sara; 1172 - Diversified interior solutions Mihalik, Zoltan; 1181 - Hicks, Ashley; 1214 - Russell, James; 2105 - Zalneraitis, Melinda; 2125 - Bryant, Michael; 2131 - Lemons, Danielle; 2142 - brush, Tiffany; 2147 - Deblasio, Daniel; 2235 - Casique, Ingrid; 2241 - Arruda, Daniel; 2261 - Smith, Dana; 2268 - Carpenter, Stephanie; 2279 - nelson, John; 3009 - Ranno, Jessica; 3010 - Ramos, Melissa; 3011 - Thompson-Barham, Elisabeth; 3103 - Shipley, Jaclyn; 3115 - Nelson, Melanie; 3131 - Christian, Gordon; 3206 - Amos, Barbara; 3209 - COLEY, INTIMATE SHERMIRA; 3229 - Kirk, America; 3239 - Caldwell, Andrew J; 3263 - Ferry, Mike; 3302 - Smith, Tamara; 3306 - Benton, Jordan Lones; 3321 - Correa, Heremias; 3345 - Keen, Delores; 3347 - Soto, Yajaira; RV22 - Celluzzi, Alexandra
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storagetreasures.com.
1087 - Lock, Annette; 1094 - Hoffeller, Dorian; 1133 - Torres, Stephanie; 1138 - Graves, Carol; 2027 - Johns, Kendra; 2102 - Moody, Nicole; 2115 - Garcia, Russell; 2243 - Keister, John; 3001 - Smith, Johnathan; 3033 - Jasmin, Rebecca; 3056 - White, Elna; 3075 - White, Elna; 3091 - Gordon, Nicole; 3177 - Rosado, Melissa; 3199 - Lowe, Eric; 3217 - Melton, Narjhara; 3230 - Marriott, Mildred; 3236 - Carver, John; 3242 - Hurd, Theresa; 4046 - Rein, Carol; 4062 - Absher, Deanne; 5034 - Sorrells, Daniel
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
July 11, 18, 202525-01362P

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget 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 www.northridgecdd.com at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

The 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.

ASSESSMENT ALLOCATION												
Product	Units	O&M Assessment (%)				Debt Service Series 2025			Total Assessments per Unit			
		FY 2025	FY 2025	Dollar Change	Percent Change	FY 2025	FY 2025	Percent Change	FY 2025	FY 2025	Dollar Change	
		37	122	\$ 1,070.31	\$ 837.77	\$ -232.54	-20%	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 2,180.31
40	204	\$ 1,224.21	\$ 957.45	\$ -266.76	-20%	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 2,424.21	\$ 2,157.45	\$ -266.76
07	342	\$ 1,520.00	\$ 1,196.00	\$ -324.00	-20%	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 3,020.00	\$ 2,696.00	\$ -324.00
	768											

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

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

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

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

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

Bryan Radcliff
District Manager
July 11, 202525-01403P

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

FILE NO: 2025CP000517CPAXWS

IN RE: ESTATE OF ELIZABETH RIVERA, Deceased.

The administration of the Estate of ELIZABETH RIVERA, deceased, whose date of death was 9/28/2024, Case Number 2025CP000517CPAX-WS, 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 July 11, 2025.

Personal Representative
SHERI H. HAMILTON
23623 Coral Ridge Lane
Land O Lakes, Florida 34639
Attorney for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail: mike@linslawgroup.com
Secondary E-Mail: kris@linslawgroup.com
July 11, 18, 202525-01408P

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-000583

IN RE: ESTATE OF LISA M. MEYER, Deceased.

The administration of the estate of LISA M. MEYER, deceased, Case No: 25-CP-000583, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33525. The names and addresses of the Personal Representative and the Personal Representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent’s estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent’s estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative:
JOSE RIVERA,
5710 Bittersweet Drive,
Holiday, FL 34690
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number:1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
July 11 18, 202525-01374P

SAVE



TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

BusinessObserver

--- PUBLIC SALES ---

FIRST INSERTION

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

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

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

The 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.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH 24'	266	0.48	\$ 809.28	\$ 215,267.68	\$ 860.93	\$ 229,008.17
40'	113	0.80	\$ 1,348.79	\$ 152,413.83	\$ 1,434.89	\$ 162,142.38
50'	221	1.00	\$ 1,685.99	\$ 372,604.62	\$ 1,793.61	\$ 396,387.89
Total	600			\$ 740,286.13		\$ 787,538.44

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.

Larry Krause
District Manager



July 11, 2025

25-01414P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the North AR-1 of Pasco Community Development District

The Board of Supervisors (the “Board”) of the North AR-1 of Pasco Community Development District (the “District”) will hold a public hearing and a meeting on August 12, 2025, at 6:00 p.m. at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget 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.northar1ofpasco.cdd.org, or may be obtained by contacting the District Manager's office via email at Larry@hikai.com or via phone at (813) 565-4663.

The 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.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
Villa (30')	344	0.64	\$ 1,159.60	\$ 398,900.91	\$ 1,233.61	\$ 424,362.67
TH (26')	628	0.64	\$ 1,159.60	\$ 728,226.08	\$ 1,233.61	\$ 774,708.60
Villa 34.5'	122	0.69	\$ 1,260.03	\$ 153,724.04	\$ 1,340.46	\$ 163,536.21
40'	355	0.80	\$ 1,460.91	\$ 518,622.32	\$ 1,554.16	\$ 551,725.87
50'	576	1.00	\$ 1,826.13	\$ 1,051,853.71	\$ 1,942.70	\$ 1,118,993.31
60'	287	1.20	\$ 2,191.36	\$ 628,920.87	\$ 2,331.24	\$ 669,064.75
Red Apple	1	3.11	\$ 5,673.92	\$ 5,673.92	\$ 6,036.09	\$ 6,036.09
Total	2313			\$ 3,485,921.85		\$ 3,708,427.50

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.

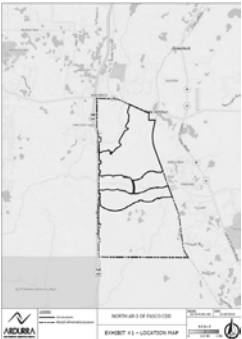
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Larry Krause
District Manager



July 11, 2025

25-01417P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Mirada II Community Development District (the “District”) will hold a public hearing and a meeting on August 4, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget 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.mirada2cdd.org, or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at 813-565-4663.

The 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.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
20-22(TH) Parcel 27	290	0.44	\$670.36	\$194,406	\$713.15	\$206,814
27' (TH)	132	0.54	\$822.72	\$108,599	\$875.23	\$115,531
28' (TH)	448	0.56	\$853.19	\$382,229	\$907.65	\$406,627
35'	63	0.70	\$1,066.49	\$67,189	\$1,134.56	\$71,477
40'	236	0.80	\$1,218.84	\$287,647	\$1,296.64	\$306,008
50'	441	1.00	\$1,523.55	\$671,888	\$1,620.80	\$714,774
60'	297	1.20	\$1,828.27	\$542,995	\$1,944.96	\$577,654
Total	1617			\$2,254,953		\$2,398,886

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.

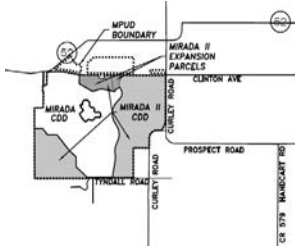
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Heather Dilley
District Manager



July 11, 2025

25-01416P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Zephyr Lakes Community Development District (the “District”) will hold a public hearing and a meeting on August 4, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

The 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.

Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)						
Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	54	0.45	\$ 837.12	\$ 45,204.48	\$ 890.55	\$ 48,089.88
40'	70	0.80	\$ 1,488.21	\$ 104,174.94	\$ 1,583.21	\$ 110,824.41
50'	464	1.00	\$ 1,860.27	\$ 863,163.83	\$ 1,979.01	\$ 918,259.39
Total	588			\$1,012,543.26		\$1,077,173.68

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.

Heather Dilley
District Manager



July 11, 2025

25-01424P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

LV20906_V21

--- PUBLIC SALES ---

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 7, 2025

TIME: 11:00 a.m.

LOCATION: Hilton Garden Inn Tampa-Wesley Chapel

26640 Silver Maple Parkway

Wesley Chapel, Florida 33544

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

Description of Assessments

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

Land Use	Total Units/Acre	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	305	1.0	\$1,217.51
Unplatted Land	209.2	Per Acre	\$459.00

*includes collection costs and early payment discounts

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the noticed amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amount or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://vidaswaycdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



July 11, 2025 25-01418P

--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice of Application for Tax Deed 2025XX000096TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100642 Year of Issuance: 06/01/2022 Description of Property: 26-24-21-0120-00200-0030 VICTORY ADDITION PB 2 PG 31 LOTS 3 & 4 BLOCK 2 DB 64 PG 443 Name(s) in which assessed: JAMES ALEXANDER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01391P	Notice of Application for Tax Deed 2025XX000093TDAXXX NOTICE IS HEREBY GIVEN, That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2102931 Year of Issuance: 06/01/2022 Description of Property: 11-26-19-0050-01000-0330 LEXINGTON OAKS VILLAGE 11 PB 38 PGS 25-26 LOT 33 BLOCK 10 OR 4411 PG 948 Name(s) in which assessed: KATHY JO PETTY POWELL H ROBERTSON JR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01388P	Notice of Application for Tax Deed 2025XX000084TDAXXX NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2009054 Year of Issuance: 06/01/2021 Description of Property: 30-26-16-0050-00000-1320 ORANGEWOOD VILLAGE 3 PB 8 PG 13 LOT 132 OR 8516 PG 2440 Name(s) in which assessed: JAMES T RATHBONE LEANN RATHBONE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01385P

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Highland Trails Community Development District (the “**District**”) will hold a public hearing and a meeting on August 4, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

The 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.

Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
40’	164	0.80	\$ 1,537.79	\$ 252,197.34	\$ 1,635.95	\$ 268,295.04
50’	236	1.00	\$ 1,922.24	\$ 453,647.66	\$ 2,044.93	\$ 482,603.89
Total	400			\$ 705,845.00		\$ 750,898.94

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.

Heather Dille
District Manager



July 11, 2025 25-01422P

--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice of Application for Tax Deed 2025XX000076TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2007411 Year of Issuance: 06/01/2021 Description of Property: 32-25-16-0000-04800-0010 COM AT NE COR OF SE1/4 OF NW1/4 TH ALG NORTH LN OF SE1/4 OF NW1/4 370.73 FT FOR POB TH S10DEG44°0'W 83.37 FT TO PT IN PITHLA-CHASCOTEE RIVER TH N54DG 14°31'W 140.16 FT TO NORTH LN OF SE1/4 OF NW1/4 TH ALG NORTH LN 129.27FT TO POB Name(s) in which assessed: BELLEAIR BLUFFS PROPERTIES LLC TAIT LUNDQUIST REGISTERED AGENT J MATTHEW MARQUARDT REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01378P	Notice of Application for Tax Deed 2025XX000078TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2007412 Year of Issuance: 06/01/2021 Description of Property: 32-25-16-0000-04800-0020 COM AT NE CORNER OF SE1/4 OF NW1/4 OF SEC TH ALG NORTH LN OF SE1/4 OF NW1/4 WEST 327.09 FT FOR POB TH S0DEG51°0'W 123.21 FT TO PT IN PITHLACHA- SCOTTEE RIV TH N54DEG14°31'W 70.66 FT TH N10DEG44°0'E 83.37 FT TH EAST 43.64 FT TO POB Name(s) in which assessed: TAIT LUNDQUIST REGISTERED AGENT J MATTHEW MARQUARDT REGISTERED AGENT BELLEAIR BLUFFS PROPERTIES LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01380P	Notice of Application for Tax Deed 2025XX000087TDAXXX 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 #: 2007413 Year of Issuance: 06/01/2021 Description of Property: 32-25-16-0000-04800-0030 COM AT NE CORNER OF SE1/4 OF NW1/4 OF SEC TH ALG NORTH LN OF SE1/4 OF NW1/4 WEST 327.09 FT FOR POB TH S0DEG51°0'W 123.21 FT TO PT IN PITHLACHA- SCOTTEE RIV TH N54DEG14°31'W 70.66 FT TH N10DEG44°0'E 83.37 FT TH EAST 43.64 FT TO POB Name(s) in which assessed: TAIT LUNDQUIST REGISTERED AGENT J MATTHEW MARQUARDT REGISTERED AGENT BELLEAIR BLUFFS PROPERTIES LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01381P

TAX DEEDS

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000107TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101324 Year of Issuance: 06/01/2022 Description of Property: 03-26-21-0040-00000-0070 PARKVIEW ACRES PB 8 PG 52 LOT 7 OR 3264 PG 638 Name(s) in which assessed: MARY ALICE GRATHWOHL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01398P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000075TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2003638 Year of Issuance: 06/01/2021 Description of Property: 12-26-18-0000-02600-0010 THAT PORTION OF NORTH 440 FT OF N1/2 OF NW1/4 OF SE1/4 OF SEC 12 LYING EAST OF FDOT WATER STORAGE AREA POND 2 DESC IN OR 4325 PG 533 DESC AS:COM AT CENTER OF SEC 12 TH S89DEG 26'26"E ALG N BDY OF NW1/4 OF SE1/4 OF SEC 12 757.34 FT TO NW COR OF POND 2 TH S89DEG 26' 26"E 491.07 FT TO NE COR OF POND NO 2 FOR POB TH S00DEG 33'34"W 39.84 FT TH S17DEG 19' 34"E 29.01 FT TH S23DEG50'16"E 32.25 FT TH S02DEG 20'08"E 52.25 FT TH S01DEG 44'58"W 31.40 FT TH S19DEG 35'26"W 36.82 FT TH S09DEG 00'06"E 40.85 FT TH S09DEG 40'21"E 37.18 FT TH S03DEG 23'34"E 31.82 FT TH S15DEG 29'09"W 38.72 FT TH S17DEG 06'17"W 42.78 FT TH S00DEG 33'34"W 37.94 FT TO S BDY OF N 440 FT OF N1/2 OF NW1/4 OF SE1/4 OF SEC 12 TH S89DEG 19'38"E 70.57 FT TO E BDY OF NW1/4 OF SE1/4 TH N00DEG 18'21"E 440.32 FT TH N89DEG 26'26"W 74.26 FT TO POB OR 6670 PG 137 Name(s) in which assessed: BLACK LAKE PROPERTIES LLC LAURA A VANHISE REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01377P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000094TDAXXX NOTICE IS HEREBY GIVEN, That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2103768 Year of Issuance: 06/01/2022 Description of Property: 20-26-18-0070-00600-0040 BALLANTRAE VILLAGE 5 PB 52 PG 030 BLOCK 6 LOT 4 Name(s) in which assessed: TANVEER AKHTAR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01389P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000082TDAXXX NOTICE IS HEREBY GIVEN, That BRYNA ATHELLA PASCUA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1707082 Year of Issuance: 06/01/2018 Description of Property: 27-24-16-0160-00000-0071 GULF SPRINGS PARK PB 2 PG 61 SOUTH 60 FT OF LOT 7 & NORTH 15 FT OF LOT 19 OR 5948 PG 724 Name(s) in which assessed: ROBERT BAMMANN JUDITH ELLEN DONNELLY ESTATE OF ROBERT BAMMANN DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01383P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000101TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2119247 Year of Issuance: 06/01/2022 Description of Property: 12-26-21-0080-00000-0151 OTIS MOODY UNREC W 70 FT OF E 505 FT OF S 100 FT OF N 460 FT OF SW 1/4 OF SE 1/4 OF NE 1/4 AKA LOT 16 IN SECTION 12 SUBJECT TO A PERPETUAL EASEMENT FOR RIGHT OF WAY OF RILEY AVE PER OR 4589 PG 1748; OR 601 PG 133 & OR 830 PG 1605 Name(s) in which assessed: MERDIA BELLE HAYNES MARION HAYNES MERDIA BELLE ROBERTS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01396P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000077TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2001653 Year of Issuance: 06/01/2021 Description of Property: 14-26-21-0120-00400-0040 CUNNINGHAM HOMESITES PB 5 PG 74 LOTS 4 & 5 OR 9323 PG 3217 Name(s) in which assessed: REBECCA JO SEALS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01379P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000092TDAXXX NOTICE IS HEREBY GIVEN, That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105782 Year of Issuance: 06/01/2022 Description of Property: 27-24-16-0010-00A00-0192 US HWY 19 NO 9 B 5 P 66 W 150 FT OF N 125 FT LOT 19 BLK A OR 9000 PG 2368 Name(s) in which assessed: JOHN R LEYDEN SUSAN S LEYDEN DECEASED SUSAN S LEYDEN SUSAN S PRACK-LEYDEN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01387P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000080TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1608203 Year of Issuance: 06/01/2017 Description of Property: 15-26-18-0000-01000-0031 S 300 FT OF E1/2 OF NE1/4 OF SE1/4 OF SEC 15 OR 9638 PG 2964 Name(s) in which assessed: JOSEPH URBAN DECEASED THE ESTATE OF DOREEN URBAN DECEASED ARTURO UZDAVINIS REGISTERED AGENT KAREN SCHOLFIELD RUSSELL URBAN CAROL URBAN WHITE INVESTMENTS UNLIMITED LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01382P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000095TDAXXX NOTICE IS HEREBY GIVEN, That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105160 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0150-24800-0180 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 18 & 19 BLOCK 248 OR 9258 PG 1408 Name(s) in which assessed: JESSICA ARLENE DELUCA All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01390P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000168TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107301 Year of Issuance: 06/01/2022 Description of Property: 28-25-16-0030-00000-0080 MICKEVICH SUB PB 6 PG 143 LOT 8 Name(s) in which assessed: VINCENT R CAMMARANO JASON P CAMMARANO RACHAEL PALMER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01399P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000083TDAXXX NOTICE IS HEREBY GIVEN, That BRYNA ATHELLA PASCUA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1903262 Year of Issuance: 06/01/2020 Description of Property: 26-25-19-0010-00000-0371 CIRCLE EIGHT ACRES PHASE 1 UNREC PLAT POR LOT 37 DESC AS COM AT SW COR OF SECTION TH S89DEG 04'20"E 841.28 FT TH N16DEG 51'56"W 256.09 FT TH ALG ARC OF CURVE LEFT RADIUS 251.27 FT CHD N38DEG 59'58"W 189.34 FT TH N61DEG 08'00"W {148.44} (D1) FT TH N28DEG 52' 00"E 410.07 FT TH S80DEG 09' 57"E 110.00 FT TO POB TH S32 DEG 57'32"E 124.54 FT TH N00 DEG 45' {08"} (D2) E 92.55 FT TH N80DEG 09'57"W 70.00 FT TO POB OR 5472 PG 1787 Name(s) in which assessed: CORVIN E MORRIS DOROTHY MORRIS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01384P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

10/2025

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000098TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104544 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0010-00G00-0110 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 11-13 INCL BLOCK G OR 8981 PG 1025 Name(s) in which assessed: MELVIN LEWIS FORD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01393P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000097TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100905 Year of Issuance: 06/01/2022 Description of Property: 35-24-21-0030-00600-0030 ADVERSE POSSESSION CARV-ER HEIGHTS ADDITION NO 2 PB 4 PG 58 LOT 3 BLOCK 6 Name(s) in which assessed: RUBY ADAMS MELVIN ADAMS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01392P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000102TDAXXX NOTICE IS HEREBY GIVEN, That FNA DZ LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106399 Year of Issuance: 06/01/2022 Description of Property: 09-25-16-0760-00000-2420 PINELAND PARK UNREC PLAT LOT 242 FURTHER DESC AS A POR OF TRACT 38 OF PORT RICHEY LAND COMPANY PB 1 PG 61 DESC AS COM AT NE COR OF SAID TRACT 38 TH S00DEG21' 13"W 135 FT FOR POB TH CONT S00DEG21' 13"W 50 FT TH N89DEG51' 58"W 106.53 FT TH N00DEG21' 13"E 50 FT TH S89DEG 51' 58"E 106.53 FT TO POB LESS EAST 1 FT THEREOF & SUBJ TO AN EASEMENT FOR R/W & UTILITIES OVER WEST 25 FT & SUBJ TO A DRAINAGE/UTILITIES EASEMENT OVER EAST 7.5 FT & NORTH 3 FT & SOUTH 3 FT OR 9197 PG 829 Name(s) in which assessed: JULIO ACOSTA All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01397P

SUBSCRIBE TO THE BUSINESS OBSERVER

Call 941-932-4418 or go to: www.businessobserverfl.com

Business Observer

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000100TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104619 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0040-03800-0310 BLK 38 MOON LAKE NO 4 MB 4 PGS 79, 80 LOTS 31, 32 Name(s) in which assessed: JOHN D CONWAY EMILY H CONWAY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01395P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000099TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105068 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0120-20700-0260 MOON LAKE ESTATES UNIT 12 PB 5(O1)PG 151 LOTS 26 & 27 BLOCK 207 OR 8409 PG 840 Name(s) in which assessed: SHRUTI TURNER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01394P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000090TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1909319 Year of Issuance: 06/01/2020 Description of Property: 29-25-16-0130-00000-00A0 PORT RICHEY COMMERCIAL PARK PB 29 PGS 61-62 TRACT A OR 3760 PG 1482 OR 4735 PG 747 OR 4736 PG 1546 OR 5627 PG 876 OR 6268 PG 701 & OR 7274 PG 1637 OR 8428 PG 1215 Name(s) in which assessed: R J CLARK ET AL W BORRACK ET AL R J CLARK & W BORRACK ET AL ROBERT J CLARK WILLIAM BORRACK WILBRIT PROPERTIES LLC WILLIAM J ROGERS REGISTERED AGENT MARY A BURNARD REGISTERED AGENT DONALD ANDREW JOHNSON DECEASED TRUSTEE THE DONALD ANDREW JOHNSON REV TR DTD JAN 26 2005 DON R DOWNING DESIGN DASHER INC D G MCMULLEN JR TRUST All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 14, 2025 at 10:00 am. June 25, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01386P

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

123 456 789

Notes Done

123 456 789

10/2025

SAVE TIME

LV20906_V11

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

ESTATE

FIRST INSERTION NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000141CPAXWS Division Probate IN RE: ESTATE OF Peter Ralph Ferrero, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Peter Ralph Fer- rero, deceased, File Number 2025CP- 000141CPAXWS; by the Circuit Court for Pasco County, Florida, Probate Divi- sion, the address of which is 7530 Little Road, Suite #207, New Port Richey, FL 34654; that the decedent's date of death was May 28, 2024; that the total value of the estate is \$5,753.17 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Creditors: NONE Beneficiaries: Susan M. Malvik 24041 Park Place Drive S, #47 Port Charlotte, FL 33980 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT- WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 11, 2025. Person Giving Notice: /s/Susan M. Malvik Susan M. Malvik Personal Representative 24041 Park Place Drive S, Unit 47 Port Charlotte, FL 33980 Attorney for Person Giving Notice: /s/Mark Martella Mark Martella, Esq. Attorney for Petitioners Florida Bar No. 024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Phone: 941-867-6865 Fax: 941-867-8949 Primary: mark@martellalaw.com Secondary: tara@martellalaw.com July 11, 18, 202525-01429P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-000902-CP IN RE: ESTATE OF LEO HADLEY, JR. Deceased. The administration of the estate of Leo Hadley, Jr., deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er 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 SER- VICE 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. Personal Representative: Brandie K. Hunter 13742 17th St Dade City, Florida 33525 Attorney for Personal Representative: David R. McCallister Email Address: DavidMcCallister@hotmail.com Florida Bar No. 724637 David R. McCallister, Attorney at Law 13742 17th St Dade City, Florida 33525 Telephone: (813) 973-4319 July 11, 18, 202525-01376P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION FILE NO.: 2025-CP-001086 IN RE: JOHN PAUL ARMSTRONG Deceased. The administration of the estate of John Paul Armstrong, deceased, whose date of death was March 30, 2025, is pend- ing in the Circuit Court for Pasco Coun- ty, Florida, Probate Division; File No. 2025-CP-001086; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the Per- sonal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against the decedent's estate, in- cluding unmatured, contingent or un- liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER 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 PUBLICA- TION OF THIS NOTICE IS July 11, 2025. Petitioner Joseph M. Clapp 225 High St. Petaluma, CA 94952 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com July 11, 18, 202525-01428P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001069 IN RE: ESTATE OF TRACY ALLEN CLINE A/K/A ALLEN CLINE Deceased. The administration of the estate of TRACY ALLEN CLINE A/K/A AL- LEN CLINE, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 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 SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. Personal Representative: VICKIE RENEE COLLINS 6610 Orange Blossom Trail New Port Richey, Florida 34653 Attorney for Personal Representative: JALEH LEE, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: paralegal@pascoelderlaw.com July 11, 18, 202525-01431P	FIRST INSERTION NOTICE TO CREDITORS THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-0917-WS IN RE: ESTATE OF ELIZABETH ANN RAUCHEISEN Deceased. The administration of the estate of ELIZABETH ANN RAUCHEISEN, deceased, whose date of death was Feb- ruary 27, 2025, is pending in the Cir- cuit 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 oth- er 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 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 SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. Personal Representative: ROBERT L. TOMASZEWSKI 5335 El Cerro Dr. New Port Richey, FL 34655 Attorney for Personal Representative: DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com July 11, 18, 202525-01423P
---	--	---	---	--

FIRST INSERTION

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

The name of the decedent, the designa-
tion of the court in which the adminis-
tration of this estate is pending, and the
file number are indicated above. The
address of the Court is 315 Court St.
Clearwater, FL 33756. The names and
addresses of the personal representative
and the personal representative's attor-
ney are indicated below.
If you have been served with a copy
of this ,notice and you have any claim
or demand against the decedent's estate,
even if that claim is unmatured, contin-
gent or unliquidated, you must file your
claim with the court ON OR BEFORE
THE LATER OF A DATE THAT IS 3
MONTHS AFTER THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER YO U RECEIVE A COPY
OF THIS NOTICE.
All other creditors of the decedent
and other persons who have claims or
demands against the decedent's estate,
including unmatured, contingent or
unliquidated claims, must file their
claims with the court ON OR BEFORE
A DATE THAT IS 3 MONTHS AFTER
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT SO FILED WILL
BE FOREVER BARRED. EVEN IF
A CLAIM IS NOT BARRED BY THE
LIMITATIONS DESCRIBED ABOVE,
ALL CLAIMS WHICH HAVE NOT
BEEN FILED WILL BE BARRED
TWO YEARS AFTER DECEDENT'S
DEATH.
The date of death of the decedent is
April 19, 2025. The date of first publica-
tion of this Notice is: July 11, 2025.
/s/ Donna L. Choco
DONNA L. CHOCO
Personal Representative
Nicholas J. Taldone
Attorney for Personal Representative
5802 State Road 54
New Port Richey Fl 34652
Florida Bar No. 102598
Phone: (727) 375-0390
Fax: (727) 494-1036
SPN: 00390077
July 11, 18, 202525-01410P

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 DIVISION
CASE NO.
512024CA003090CAAXES
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
SEAN LONG; SEAN LONG, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF SHANNON
VERNON LONG A/K/A SHANNON
LONG, DECEASED; JON L. AUVIL,
P.A., D/B/A AUVIL WALTERS-
ATTORNEYS AT LAW; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN
pursuant to an Order or Summary
Final Judgment of foreclosure dated
June 26, 2025, and entered in Case
No. 512024CA003090CAAXES
of the Circuit Court in and for
Pasco County, Florida, wherein
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING is Plaintiff
and SEAN LONG; SEAN LONG, AS
PERSONAL REPRESENTATIVE

OF THE ESTATE OF SHANNON
VERNON LONG A/K/A SHANNON
LONG, DECEASED; JON L. AUVIL,
P.A., D/B/A AUVIL WALTERS-
ATTORNEYS AT LAW; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
are Defendants, NIKKI ALVAREZ-
SOWLES, ESQ., Clerk of the Circuit
Court, will sell to the highest and
best bidder for cash www.pasco.
realforeclose.com, 11:00 a.m., on July
30, 2025, the following described
property as set forth in said Order or
Final Judgment, to-wit:
LOT 20, VILLAGE GROVE PLAT
ONE, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
20, PAGE 66 AND 67, PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
TOGETHER WITH 1982
TWIN MOBILE HOME ID #
T24712841A AND T24712841B;
FOR WHICH THE TITLES
SHALL BE RETIRED/CAN-
CELED. THE MOBILE HOME
IS PERMANENTLY AFFIXED
TO THE LAND.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS
AS UNCLAIMED. THE COURT, IN
ITS DISCRETION, MAY ENLARGE
THE TIME OF THE SALE. NOTICE
OF THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED HEREIN.
In accordance with the Americans
with Disabilities Act of 1990, persons
needing special accommodation to
participate in this proceeding should
contact the Clerk of the Court not lat-
er than five business days prior to the
proceeding at the Pasco County Court-
house. Telephone 352-521-4545 (Dade
City) 352-847- 2411 (New Port Richey)
or 1-800-955-8770 via Florida Relay
Service.
Pursuant to Florida Statute
45.031(2), this notice shall be published
twice, once a week for two consecutive
weeks, with the last publication being at
least 5 days prior to the sale.
DATED July 1, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@dallegal.com
1446-209985 / TM1
July 11, 18, 202525-01368P

What makes public notices in newspapers
superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers
page through a newspaper, they will find important public notice
information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY 2025DP000051DPAXWS In the Interest of: J.D. DOB: 6/13/2023 Minor Child. TO: Anthony Macchi RESIDENCE UNKNOWN You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of J.D., a female child, born on 06/13/2013 in Pinellas County, State of Florida to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 August 23, 2025, at 10:30 A.M. FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU. YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU. PURSUANT TO SECTIONS OF	39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. (SEAL) BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida By: /s/ Megan Sastre Assistant State Attorney Bar No. 1030713 PascoDPeservice@flsa6.gov P.O. Box 17500 Clearwater, FL 33762-0500 (727) 847-8158 Representing the FL Department WITNESS my hand as a Clerk of said court and the Seal thereof, this 8 day of July, 2025. Office of Nikki Alvarez-Sowles, Esquire CLERK AND COMPTROLLER By: Jacqueline Minton Deputy Clerk Jul. 11, 18, 25; Aug. 1, 2025 25-01426P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA001266 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. JACOB MANNING; et al., Defendant(s). TO: Claudia Edith Mejia Quinonez Last Known Residence: 13933 Nesbit Ct Hudson, FL 34669 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 427, LAKESIDE PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 139-144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 11th, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.	If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on July 7, 2025. As Clerk of the Court By: Shakira Ramirez Pagan As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1091-2909B Ref# 11824 July 11, 18, 2025 25-01406P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA001605CAAXWS ONSLow BAY FINANCIAL, LLC.; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF TROY RAINES; UNKNOWN SPOUSE OF TROY RAINES; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF TROY RAINES Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7 AND THE EAST 30 FEET OF LOT 8, BLOCK 5, JASMIN POINT ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 7213 JASMIN DR, NEW PORT RICHEY, FL 34652 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 July 11, 18, 2025 25-01372P	dale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BEFORE 08/11/2025. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.. WITNESS my hand and the seal of this Court this July 3, 2025. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 July 11, 18, 2025 25-01372P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024-CA-003015 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. BETHANY A. DAVIS, et al., Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 7, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit: Lots 3 and 4, PALM SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 5, Page 77, of the Public Records of Pasco County, Florida. Property Address: 5121 Behms Court, Port Richey, FL 34668 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as	
--	--

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2025CA000475CAAXWS Division J2 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. LISA M KOZELKA, ROBERT J. KOZELKA III, et al. Defendants. TO: ROBERT J. KOZELKA, III CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 6102 ACKLEY RD CLEVELAND, OH 44129 LISA M KOZELKA CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 9010 MAIDEN LANE HUDSON, FL 34667 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOTS 9 AND 10, LAKE BAYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 120, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND BEGINNING AT THE ¼ SECTION CORNER OF THE WEST LINE OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, RUNNING NORTH FOR A DISTANCE OF 165.0 FEET THEN EAST FOR A DISTANCE OF 124.90 FEET THEN SOUTH A DISTANCE OF 165.0 FEET AND THEN WEST 124.90 FEET TO THE POINT OF BEGINNING. commonly known as 9010 MAIDEN LANE, HUDSON, FL 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass	Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before AUGUST 11TH, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: July 3, 2025 CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. P.O. Drawer 338 New Port Richey, Florida 34656-0338 (COURT SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Jennifer M. Scott Kass Shuler, P.A., Plaintiff's Attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 328202/2528666/wlp July 11, 18, 2025 25-01370P

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CA003160CAAXWS DIVISION: J3 Wells Fargo Bank, N.A. Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Grace Ethel Wilkins a/k/a Grace E. Wilkins f/k/a Grace E. Hunter, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Edward Raymond Wilkins a/k/a Edward R. Wilkins Jr. a/k/a Edward R. Wilkins; Eric Thomas Wilkins a/k/a Eric T. Wilkins; Unknown Spouse of Edward Raymond Wilkins a/k/a Edward R. Wilkins Jr. a/k/a Edward R. Wilkins; Unknown Spouse of Eric Thomas Wilkins a/k/a Eric T. Wilkins; Esplanade at Starkey Ranch Neighborhood Association, Inc.; Starkey Ranch Master Property Owner's Association, Inc.; State of Florida Department of Revenue; Clerk of the Circuit Court for Pasco County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA003160CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Grace Ethel Wilkins a/k/a Grace E. Wilkins f/k/a Grace E. Hunter, Deceased, and All Other Persons Claiming by and Through, Un-	der, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on October 29, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 174 OF ESPLANADE AT STARKEY RANCH PHASES 2A & 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE(S) 8 THROUGH 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328177 FCO1 WNI July 11, 18, 2025 25-01371P

FIRST INSERTION	
unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled	court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 7th day of July, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 11, 18, 2025 25-01369P

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CC005360CCAXWS SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation, Plaintiff, v. VINCENT J. ESPINOSA A/K/A VINCENT ESPINOZA A/K/A VINCENT J. SABO, et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated July 3, 2025, and entered in Case No. 2024CC005360CCAXWS of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein SENATE MANOR HOMEOWNERS ASSOCIATION, INC, a Florida corporation, is the Plaintiff and VINCENT J. ESPINOSA A/K/A VINCENT ESPINOZA A/K/A VINCENT J. SABO, ANDREW SABO A/K/A ANDREW GENNARO SABO A/K/A ANDRE G. SABO, CHRISTINE M. SABO, and any and all UNKNOWN PERSON(S) in possession are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on August 6, 2025, the following described property as set forth in said Final Judgment, to wit: Unit 282, of SENATE MANOR MOBILE HOME PARK, A CO-OPERATIVE, according to Exhibit "A" (Plot Plan) of the Master Form Proprietary Lease recorded in O. R. Book 1661, Pages 790 through 812, as amended in O.R. Book 1672, Page 863, and in O.R. Book 1988, Page 351, and that certain Memorandum of Proprietary Lease recorded on December 15, 1987, in O.R. Book 1665, Page 206, as assigned by that certain Assignment of Proprietary Lease recorded on November 18, 2021, in O.R.	Book 10488, Page 3954, all of the Public Records of Pasco County, Florida, together with any equity owned in said unit or any assets of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., including Stock Certificate Number 282C, representing one (1) share in SENATE MANOR HOMEOWNERS ASSOCIATION, INC., and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant thereto. Property Address: 10803 Freedom Drive, Port Richey, FL 34668 Parcel Identification # 16-25-16-003A-00000-2820 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (voice) in New Port Richey; (352) 521-4274, ext 8110 (voice) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated July 8, 2025 By: /s/ Jonathan James Damonte, B.C.S. Jonathan James Damonte, B.C.S. Attorney for Plaintiff July 11, 18, 2025 25-01425P

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA000956CAAXWS U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED NOTES, Plaintiff, vs. BEVERLY F. WYNNE A/K/A BEVERLY WYNNE; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN WYNNE A/K/A JOHN R. WYNNE A/K/A JOHN R. WYNNE, SR., DECEASED; DANIEL JOHN WYNNE; JOHN WYNNE, JR.; JAMES LAWRENCE WYNNE; SCOTT WYNNE; JEROME KENNETH WYNNE A/K/A JERRY WYNNE, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Consent Uniform Final Judgment of Foreclosure dated May 2, 2025, and entered in Case No. 2024CA000956CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Notes, is Plaintiff and Beverly F. Wynne a/k/a Beverly Wynne; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of John Wynne a/k/a John	R. Wynne a/k/a John R. Wynne, Sr., Deceased; Daniel John Wynne; John Wynne, Jr.; James Lawrence Wynne; Scott Wynne; Jerome Kenneth Wynne a/k/a Jerry Wynne, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose.com at 11:00 A.M. on the 2nd day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 496, SEVEN SPRINGS HOMES UNIT THREE-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7502 Jenner Avenue, New Port Richey, Florida 34655 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 7/2/25 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400398 July 11, 18, 2025 25-01373P

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS WORKSHOP
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Asturia Community Development District will hold a Workshop on Tuesday, July 22, 2025, at 6:00 PM at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.

The purpose of the workshop is to discuss matters relating to bonds, RFPs, and other topics. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Board of Supervisors will not take any action at this workshop. The workshop may be continued to a date, time, and place to be specified at such meeting.

A copy of the agenda for the workshop may be obtained from the District Manager, via email at Heather@hikai.com, via phone at (813) 565-4663 during normal business hours, or from the District's website at https://www.asturiacdd.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Asturia CDD
Heather Dilley, District Manager

July 11, 202525-01433P

PUBLISH
YOUR
LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

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

vs

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

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ATTORNEY-CLIENT SESSION

Notice is hereby given that the Board of Supervisors (“Board”) of the Asturia Community Development District (“District”) will conduct an attorney-client shade session at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on July 24, 2025, at 6:00 p.m.**

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to litigation expenditures. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Susan Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) business hours before the meeting by contacting the District Manager at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at a 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 11, 202525-01434P

FIRST INSERTION

Public Notice

Please Take notice that the City of Zephyrhills will hold a regular meeting of the Planning Commission Meeting on Tuesday 07/15/2025 at 6:00 PM in the Council Chambers of City Hall, 5335 8th Street, Zephyrhills. The details of the agenda are available online at http://www.ci.zephyrhills.fl.us/129/Agendasminutes and in the Planning Department located on the first floor of City Hall, 5335 8th Street, Zephyrhills. Agenda details may be inspected by the public from 8:00 AM to 5:00 PM weekdays. All interested Parties may appear at the meeting and may be heard with respect to the agenda items or may submit Written comments to the Board, 5335 8th Street, Zephyrhills 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 meeting. A.D.A. and F.S. 286.26.286.0105

July 11, 202525-01435P

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND 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 732.221, 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, 202525-01335P

SECOND 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. 732.221, 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, 202525-01337P

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL 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, 202525-01333P

ACTIONS / SALES

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. 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
SECOND INSERTION	
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 Richey, 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, 2025 25-01331P
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. 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, 2025 25-01326P
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. 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	first date of publication on or before August 4th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED on June 27th, 2025. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk File# 25-F00850 July 4, 11, 2025 25-01325P
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2025-CA-000490-CAAX-WS TOWD POINT MORTGAGE TRUST 2022-3, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff, vs. ELEANOR L. SCHWARTZ A/K/A ELEANOR SCHWARTZ; THOMAS D. PINKERT; UNKNOWN SPOUSE OF ELEANOR L. SCHWARTZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 29 day of July, 2025, the following described property as set forth in said Final Judgment, to wit LOTS 26, 27, 28, AND 29, BLOCK 129, MOON LAKE ESTATES, UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 101 AND 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1995 STON MOBILE HOME ID #FL-FLR70A22620SK AND FLFL-R70B22620SK WHICH HAVE BEEN RETIRED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA. PROPERTY ADDRESS: 10511 HELENA ST, NEW PORT RICHEY, FL 34654 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-	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, 2025 25-01327P
SECOND INSERTION	
NOTICE OF SALE IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA 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, 2025 25-01328P
SECOND INSERTION	
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, 2025 25-01324P

--- ACTIONS / SALES ---

SECOND 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.theverandahsccd.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

SECOND 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, 2025

25-01322P

SECOND 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

SECOND 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

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



SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

CASE NO.: 25-CP-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

SECOND 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 G-ROUTE

Business Observer

LV20178 V16

--- PUBLIC NOTICE ---

SECOND 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	70.35	\$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 benefited 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 benefited 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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

11/2025 12/2025

