

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA001522CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. PATRICIA MONTEMURNO A/K/A PATRICIA M. MONTEMURNO A/K/A PATRICIA MONTEMURN A/K/A PATRICIA M. VALENTINE

AND PAUL M. MONTEMURNO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 7, 2025, and entered in 2025CA001522CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and PATRICIA MONTEMURNO A/K/A PATRICIA M. MONTEMURNO A/K/A PATRICIA MONTEMURN A/K/A PATRICIA M. VALENTINE

PATRICIA M. VALENTINE; PAUL M. MONTEMURNO; SUMMER LAKES TRACT 9 HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 06, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 58, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 141-152 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7036 MAIDSTONE CT, NEW PORT RICHEY, FL 34653 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 12 day of September, 2025.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 25-293090 - ErS September 19, 26, 2025 25-01994P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2016CA000761CAAXWS WELLS FARGO BANK, N.A., Plaintiff, vs. MICHAEL BORKAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2016CA000761CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC is the Plaintiff and MICHAEL BORKAN; VEMA KAYE MCKENNA A/K/A VEMA MCKENNA; UNKNOWN TENANT(S); SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION INC; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 08, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 54, SOUTHERN OAKS, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 66-73 OF THE PUBLIC RECORDS OF PASCO, FLORIDA. Property Address: 5243 SAGAMORE COURT, NEW PORT RICHEY, FL 34655 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 12 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-062753 - MIM September 19, 26, 2025 25-01995P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA001749CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE; JASMINE LAKES CIVIC AND HOMEOWNERS ASSOCIATION, INC. F/K/A JASMINE LAKES CIVIC ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 25, 2025 and entered in Case No. 2024CA001749CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JASMINE LAKES CIVIC AND HOMEOWNERS ASSOCIATION, INC. F/K/A JASMINE LAKES CIVIC ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on October 7, 2025, the

following described property as set forth in said Final Judgment, to wit: LOT 73, JASMINE LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 10th day of September 2025. By: /s/ Marc Granger, Esq. Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00176 NML V6.20190626 September 19, 26, 2025 25-01998P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA002461CAAXWS TIB, N.A., Plaintiff, vs. EVELYN E. DANESI, TRUSTEE OF THE EVELYN E. DANESI REVOCABLE TRUST DATED FEBRUARY 5, 2024 AND EVELEN E. DANESI, et al. Defendant(s). TO: UNKNOWN BENEFICIARIES OF THE EVELYN E. DANESI REVOCABLE TRUST DATED FEBRUARY 5, 2024, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 4, GLENWOOD OF GOLF TRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 1 THROUGH 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 10/20/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this 11th day of September, 2025. NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: HALEY JOYNER DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 25-292479 September 19, 26, 2025 25-01991P

FIRST INSERTION

BUDGET SUMMARY

CITY OF ZEPHYRHILLS - FISCAL YEAR 2025-2026

THE PROPOSED OPERATING BUDGET EXPENDITURES OF CITY OF ZEPHYRHILLS ARE 5.6% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

Table with columns: General Fund, ESTIMATED REVENUES, GENERAL FUND, SPECIAL REVENUE FUND, CRA FUND, IMPACT FEES FUND, UTILITY CAPACITY FEES FUND, UTILITY FUND, AIRPORT FUND, SANITATIO N FUND, INTERNAL SERVICE FUND, TOTAL ALL FUNDS. Rows include Taxes, Ad Valorem Taxes, Sales and Use Taxes, Utility Service Taxes, Permits, Fees & Special Assessments, Charges for Services, Intergovernmental Revenue, Fines & Forfeitures, Miscellaneous Revenue, Debt Proceeds, Transfers In, Fund Balances/Reserves/Net Assets, EXPENDITURES, General Government, Public Safety, Physical Environment, Transportation, Culture & Recreation, Debt Service, Capital Outlay, Transfers Out, Fund Balances/Reserves/Net Assets.

THE TENTATIVE, ADOPTED AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE REFERENCED TAXING AUTHORITY AS A PUBLIC RECORD.

--- PUBLIC SALES ---

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 11:30 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

- October 2, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 19, 2025 25-02011P

FIRST INSERTION

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Riverwood Estates Community Development District (the "District"), located in Pasco County, Florida, will hold Regular Meetings for Fiscal Year 2026 at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates/times:

- October 2, 2025 9:00 AM
November 6, 2025 9:00 AM
December 4, 2025 9:00 AM
February 5, 2026 9:00 AM
March 5, 2026 9:00 AM
April 2, 2026 5:00 PM
May 7, 2026 9:00 AM
June 4, 2026 5:00 PM
July 2, 2026 5:00 PM
August 6, 2026 9:00 AM
September 3, 2026 5:00 PM

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at https://www.riverwoodestatescdd.org/.

Any person requiring special accommodations in order to access and participate in the meetings 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 meetings 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
September 19, 2025 25-02012P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 BOARD OF SUPERVISORS' MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, as follows,

- October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tsredd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 19, 2025 25-02025P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Vida's Way Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

- October 2, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings 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. A copy of the agenda for the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website, https://vidaswaycdd.net/.

Any person requiring special accommodations in order to access and participate in the meetings 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 meetings 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
September 19, 2025 25-02013P

FIRST INSERTION

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Whispering Pines Community Development District (the "District"), located in Pasco County, Florida, will hold Regular Meetings for Fiscal Year 2026 at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates/times:

- October 2, 2025 10:00 AM
November 6, 2025 10:00 AM
December 4, 2025 10:00 AM
February 5, 2026 10:00 AM
March 5, 2026 10:00 AM
April 2, 2026 5:00 PM
May 7, 2026 10:00 AM
June 4, 2026 5:00 PM
July 2, 2026 5:00 PM
August 6, 2026 10:00 AM
September 3, 2026 5:00 PM

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://whisperingpinescdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 19, 2025 25-02014P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Epperson Ranch II Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. The meeting dates are as follows:

- FISCAL YEAR 2025/2026
October 9, 2025
November 6, 2025
December 4, 2025
January 8, 2026
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, during normal business hours. 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) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Kristee Cole
District Manager
September 19, 2025 25-02024P

FIRST INSERTION

KENTON COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") will hold regular meetings as follows for Fiscal Year 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

- April 3, 2026
July 3, 2026

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 19, 2025 25-02015P

FIRST INSERTION

NOTICE OF SPECIAL MEETING PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Palmetto Ridge Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Tuesday, September 30, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper
District Manager
September 19, 2025 25-02016P

FIRST INSERTION

NOTICE OF PROPOSED TAX INCREASE

The City of Zephyrhills has tentatively adopted a measure to increase its property tax levy.

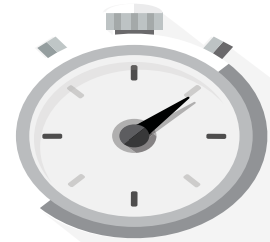
Table with 2 columns: Description and Amount. Last year's proposed tax levy: A. Initially proposed tax levy \$ 9,802,628; B. Less tax reductions due to Value Adjustment Board and other assessment changes \$ (36,932); C. Actual property tax levy \$ 9,839,560. This year's proposed tax levy \$ 11,149,201.

All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

Monday, September 22, 2025
6:00 P.M.
City Hall
5335 8th Street
Zephyrhills, FL 33542

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

September 19, 2025 25-02022P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer logo

--- ACTIONS / SALES ---

FIRST INSERTION

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

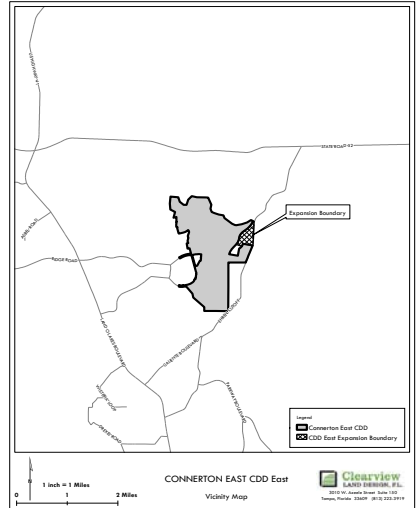
The Board of Supervisors ("Board") of the Connerton East Community Development District ("District") will hold a regular meeting and public hearing on Tuesday, October 14, 2025, at 9:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

Table 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1) with columns: PRODUCT, UNITS, EAU FACTOR, TOTAL EAU'S, % of EAU's, PRODUCT TOTAL PRINCIPAL (2), PER UNIT PRINCIPAL, PRODUCT ANNUAL INSTLMT. (2)(3), PER UNIT ANNUAL INSTLMT. (3)

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.

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST 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 DEFRAID IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAID 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.



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 Allocation Report (Expansion Area) dated September 9, 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: 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board. 2. The Debt Assessments shall be levied to defray all of the costs of the Project.

September 19, 26, 2025

25-02023P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-000646 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. COREY L. OLSON A/K/A COREY LEE OLSON, et al., Defendants.

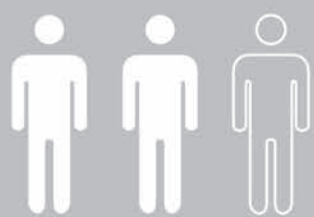
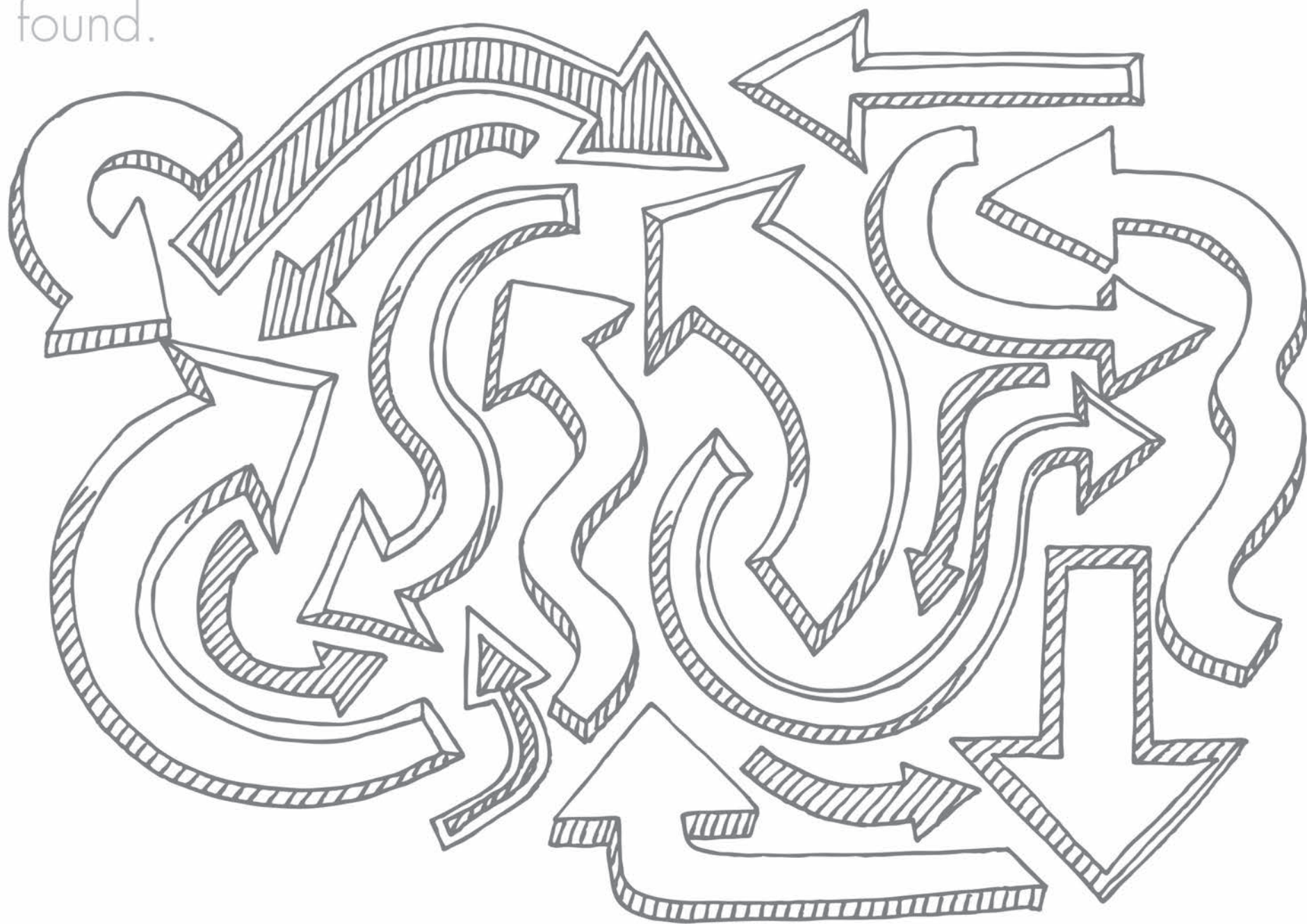
that an action to foreclose a mortgage on the following described property in Pasco County, Florida: PARCEL 1: Parcel 10, being a portion of Lot 4, Block C, of GULF COAST ACRES ADDITION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and described as follows: Beginning at the Southeast corner of Lot 3, of Plot C, Section 24, Township 24 South, Range 16 East, known as Gulf Coast Acres, Pasco County, Florida. Run thence North 522 feet to a Point of Beginning, thence North 261 feet, thence West 161 feet 3 inch thence South 261 feet, thence East 161 feet 3 inch to a Point of Beginning. Subject to road right of way on West side (road right of way and electrical).

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NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002249CAAXES DARRELL L. BULL, Plaintiff, v. NICHOLE B. TRANTHAM, Defendants. YOU ARE NOTIFIED that an action to partition the following property in Pasco County, Florida: Lot 16, Block 1, Caliente, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 39 through 48, inclusive, of the Public Records of Pasco County, Florida. Commonly known as 6736 Vista Del Lago Ave, Land O'Lakes, FL 34637, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda A. Felten, Esq., the plaintiff's attorney, whose address is c/o Weber, Crabb & Wein, P.A., 5453 Central Avenue, St. Petersburg, FL 33710 within thirty (30) days after the first publication of this Notice of Action, 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.

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.

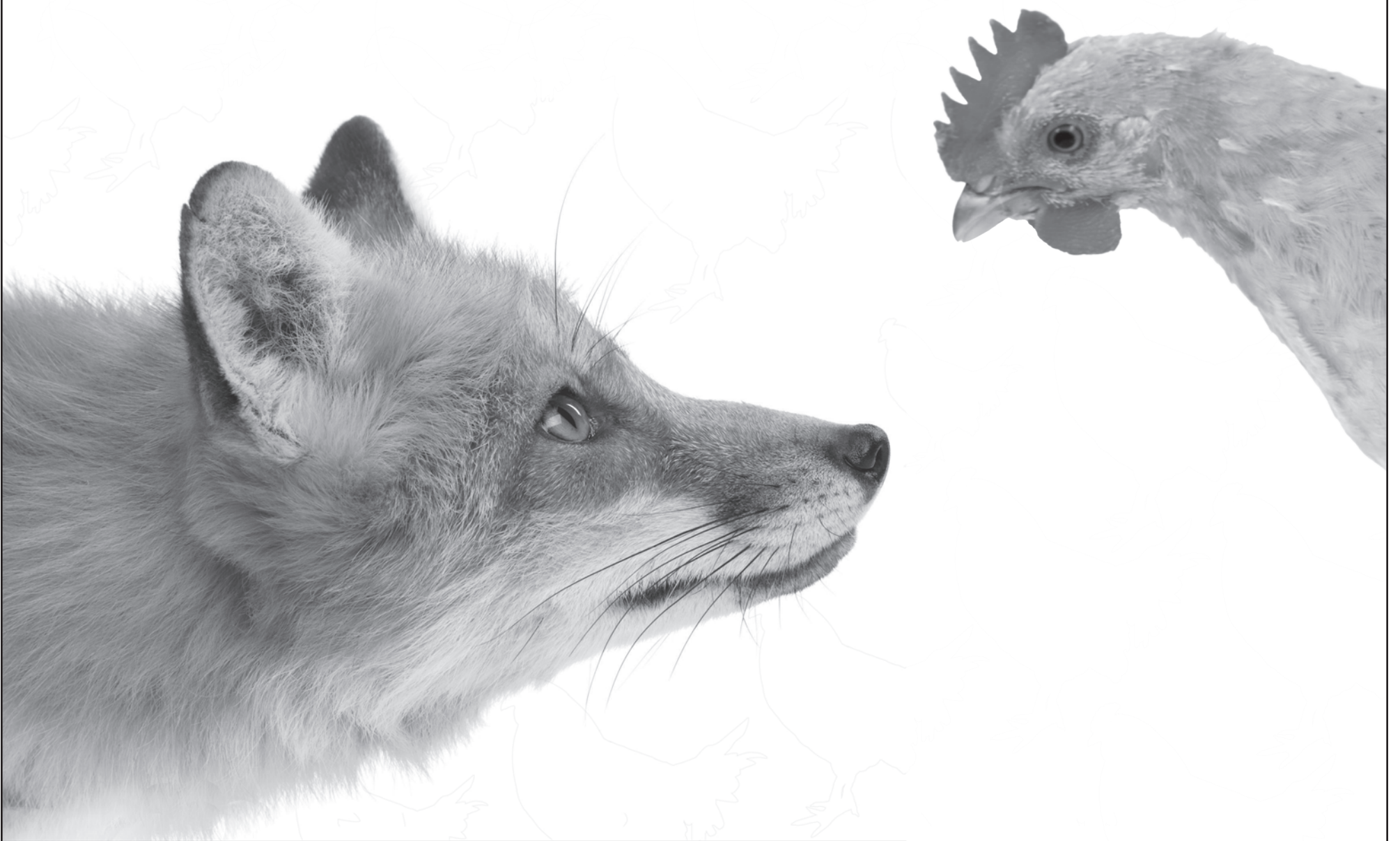


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WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers



--- TAX DEEDS ---

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000159TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000150TDAXXX
NOTICE IS HEREBY GIVEN, That CERTMAX LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000158TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000166TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000167TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000177TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000163TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000156TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000172TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000169TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000145TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000144TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000155TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000164TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000175TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000152TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000165TDAXXX
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