PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 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 Asturia Community Development District (**"District"**) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 25, 2026
TIME: 6:00 p.m.
LOCATION: Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes,* to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Lot Type	Total # of Lots	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhomes	118	.4	$2,316.34
Single Family 36' TND	32	.65	$2,407.53
Single Family 45' TND	84	.82	$2,469.54
Single Family 50'	7	.91	$2,502.37
Single Family 55'	217	1.0	$2,535.20
Single Family 55' TND	82	1.0	$2,535.20
Single Family 65'	128	1.18	$2,600.85

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

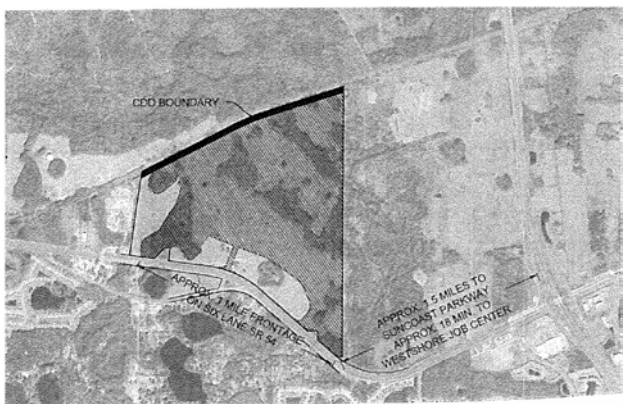
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Asturia Community Development District
District Manager



July 10, 17, 2026 26-01567P

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Chapel Creek Community Development District (the **"District"**) will hold a public hearing and a meeting Wednesday, August 5, 2026, at 6:30 p.m. at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd., Zephyrhills, Florida 33541.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.chapelcreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at rmcgrath@gms-tampa.com or via phone at (813) 344-4844.

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.

Richard McGrath
District Manager
July 10, 2026 26-01568P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Del Webb Bexley Community Development District (**"District"**) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 26-01.

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes.* The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes.*

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 994-1001.

Lynn Hayes, District Manager
Del Webb Bexley Community Development District
July 10, 2026 26-01570P

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Cypress Preserve Community Development District (the **"District"**) will hold a public hearing and a meeting on Wednesday, August 5, 2026, at 6:00 p.m. at the Land O'Lakes Heritage Park located at 5401 Land O' Lakes Blvd., Land O' Lakes, FL 34639.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at www.cypresspreservecdd.com, or may be obtained by contacting the District Manager's office via email at Michael.Perez@inframark.com or via phone at (656) 209-7919.

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.

Michael Perez
District Manager
July 10, 2026 26-01569P

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District") will hold a Regular Meeting on July 21, 2026, at 11:00 a.m., or as soon thereafter as the matter may be heard, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 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 the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
July 10, 2026 26-01609P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on **Tuesday, July 21, 2026, at 6:00 PM** at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
July 10, 2026 26-01572P

FIRST INSERTION

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Estancia at Wiregrass Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 18, 2026
TIME: 6:00 P.M.
LOCATION: Estancia at Wiregrass Clubhouse
4000 Estancia Boulevard
Wesley Chapel, Florida 33543

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Richard McGrath, Governmental Management Services, 4530 Eagle Falls Place Tampa FL 33619, Phone: (813) 344-3844 Ext.111 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at www.estanciawiregrasscdd.com.

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

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

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

Richard McGrath
District Manager
July 10, 2026 26-01573P

FIRST INSERTION

Florida Department of Management Services is proposing to construct a 320-foot tall (overall height) self-supporting lattice telecommunications structure near Central Boulevard, Land O'Lakes, Pasco County, Florida (28° 18' 18.4"N, 82° 28' 58.4"W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at https://wireless2.fcc.gov/UlsEntry/pleadings/pleadingsType.jsp or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street, Washington, DC 20554 within 30 days of the date of the National Notice as referenced within the Antenna Structure Registration (ASR) application. Mailed pleadings must include a request to waive the electronic filing requirement along with an explanation of why an electronic filing cannot be made. Refer to File No. A1389284 when submitting the request and to view the specific information about the proposed action.
26-000330/JMF
July 10, 2026 26-01605P

FIRST INSERTION

NOTICE OF WORKSHOP FOR COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Country Walk Community Development Districts will hold a workshop on Saturday, July 25, 2026 at 10:00 a.m. **at** the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The purpose of the workshop is to discuss irrigation rules and restrictions.

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Lisa Castoria
District Manager
July 10, 2026 26-01606P

--- PUBLICS ---

FIRST INSERTION

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 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:

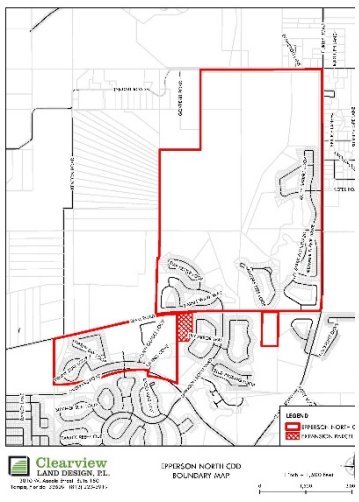
Date: August 5, 2026
Time: 6:00 p.m.
Location: Epperson North Lakehouse
9045 Ivy Stark Blvd.
Wesley Chapel, FL 33545

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, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**). 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 2026/2027; 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	0.44	$622.47
TOWNHOME 26'	164	0.52	$735.65
SINGLE FAMILY 40'	509	0.80	$1,131.77
SINGLE FAMILY 50'	784	1.00	$1,414.72
SINGLE FAMILY 60'	327	1.20	$1,697.66
SINGLE FAMILY 70'	64	1.40	$1,980.60
SINGLE FAMILY 75'	68	1.50	$2,122.07
SINGLE FAMILY 85'	12	1.70	$2,405.02



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 2026/2027.

For Fiscal Year 2026/2027, 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 2026. 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 10, 17, 2026 26-01571P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 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 (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 6, 2026
TIME: 4:00 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, 2026, and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes,* to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1			
Townhome	86	0.4	$715.72
40' Single Family	125	0.8	$1,431.43
50' Single Family	101	1.0	$1,789.29
60' Single Family	1	1.2	$2,147.15
Phases 2 & 3			
Townhome	162	0.4	$715.72
40' Single Family	62	0.8	$1,431.43
50' Single Family	163	1.0	$1,789.29
Phases 4 & 5			
40' Single Family	188	0.8	$1,431.43
50' Single Family	145	1.0	$1,789.29

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes,* is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

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

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The Preserve at South Branch Community
Development District
District Manager
July 10, 17, 2026 26-01579P

FIRST INSERTION

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Hidden Creek North Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 4, 2026
TIME: 10:00 AM
LOCATION: Offices of Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Darryl Adams, c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, FL 33614, (813) 994-1001 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.hiddencreeknorthcdd.org/.

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

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

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

District Manager
July 10, 2026 26-01574P

FIRST INSERTION

HOPE INNOVATION DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Hope Innovation District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 4, 2026
TIME: 1:00 p.m.
LOCATION: Speros Visioning Center
16828 Visioning Center Road
Land O'Lakes, Florida 34638

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Management Services, LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://hopeinnovationdistrict.com/

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

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

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

District Manager
Lynne Mullins
July 10, 17, 2026 26-01575P

FIRST INSERTION

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Towns at Woodsdale Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: July 29, 2026
TIME: 9:00 a.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://townsatwoodsdalecdd.net/.

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

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

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

District Manager
July 10, 17, 2026 26-01610P

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of The Verandahs Community Development District (the **"District"**) will hold a public hearing and regular meeting on Tuesday, August 4, 2026, 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 2026-2027 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.theverandahscdd.org at least two (2) days before the meeting 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 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.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	$749,215.00
COLLECTION COSTS 2%	$15,940.74
EARLY PAYMENT DISCOUNTS 4.0%	$31,881.49
TOTAL O&M ASSESSMENT	$797,037.23

LOT SIZE	UNITS	**PER LOT O&M**
Single Family Home	495	$1,441.30
Townhome	116	$720.65
TOTAL UNITS	**611**	

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 property tax bill. The amount shown above includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

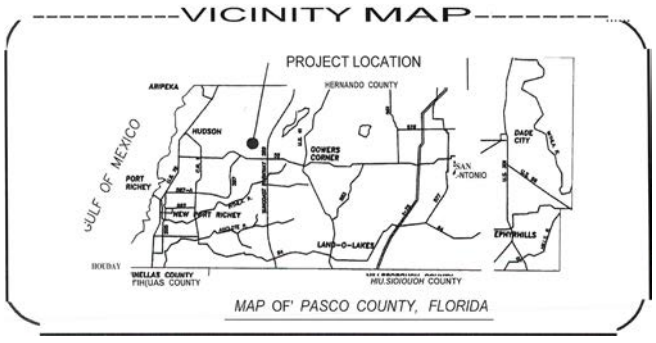
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Sean Craft
District Manager



July 10, 2026 26-01577P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Long Lake Reserve Community Development District

The Board of Supervisors (the **"Board"**) of the Long Lake Reserve Community Development District (the **"District"**) will hold a public hearing and a meeting on **August 11, 2026, at 6:00 p.m.** at the Long Lake Amenity Center, 19617 Breynia Drive, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2026-2027 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.longlakereservecdd.org) or may obtained by contacting the District Manager's office via email at LHayes@rizzetta.com or via phone at (813) 994-1001.

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.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed FY 2026/2027 O&M Assessments

TOTAL O&M BUDGET	**$758,107.00**
COLLECTION COSTS @ 2.0%	**$16,129.94**
EARLY PAYMENT DISCOUNT@ 4%	**$32,259.87**
TOTAL O&M ASSESSMENT	**$806,496.81**

LOT SIZE	EAU FACTOR[1,2]	TOTAL NUMBER OF LOTS	PER LOT O&M 2026/2027	2027/2027 INCREASE
PLATTED LOTS				
Single Family 40'	1.0/.80	99	$2,102.93	$82.48
Single Family 50'	1.0/1.0	124	$2,522.93	$96.94
Single Family 60'	1.0/1.2	97	$2,942.92	$110.78

[1] Equivalent Assessment Unit ("EAU") [2] (Admin O&M Assessment/Field O&M Assessment)

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 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 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.

Lynn Hayes
District Manager

July 10, 2026 26-01576P

FIRST INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") will hold a Regular Meeting on July 21, 2026 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours or by visiting the District's website at https://harvesthillscdd.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 the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
July 10, 2026 26-01608P

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned intend(s) to register in PASCO county, the fictitious name of SEVEN OAKS PET HOSPITAL located at 800 Westchester Ave., Ste S504 Rye Brook, NY 10573 Name of Owner: ZBS SEVEN OAKS, LLC located at 27027 FL-56 WESLEY CHAPEL, FL 33544
July 10, 2026 26-01565P

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned intend(s) to register in PASCO county, the fictitious name of AFFORDABLE PET HOSPITAL located at 800 Westchester Ave., Ste S504 Rye Brook, NY 10573 Name of Owner: ZBS SEVEN OAKS, LLC located at 10028 CROSS CREEK BLVD. TAMPA, FL 33647
July 10, 2026 26-01564P

FIRST INSERTION

Notice Under Fictitious Name Law According to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Valora Billing Solution located at 2735 Storybook Preserve Dr in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of July, 2026
Diana Rodriguez Rey
July 10, 2026 26-01604P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Bryant Ezequiel Ruiz will on August 3rd, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1972 HOME Mobile Home,
VIN:MF2188F , TITLE: 4700638
And all other personal property located therein

Prepared by Tracy McDuffie,
4111 W Cypress St, Tampa, FL 33607,
July 10, 17, 2026 26-01591P

FIRST INSERTION

NOTICE OF WORKSHOP FOR COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Country Walk Community Development Districts will hold a workshop on Monday, July 20, 2026 at 10:00 a.m. **at** the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The purpose of the workshop is to discuss landscape lighting.

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Lisa Castoria
District Manager
July 10, 2026 26-01607P

FIRST INSERTION

WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Westwood of Pasco Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: July 29, 2026
TIME: 9:00 a.m.
LOCATION: SpringHill Suites Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://westwoodofpascocdd.net.

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

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

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

District Manager
July 10, 17, 2026 26-01611P

FIRST INSERTION

NOTICE

Florida Department of Management Services is proposing to construct a 320-foot tall (overall height) self-supporting lattice telecommunications structure near Central Boulevard, Land O'Lakes, Pasco County, Florida (28° 18' 18.4"N, 82° 28' 58.4"W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at https://wireless2.fcc.gov/UlsEntry/pleadings/pleadingsType.jsp or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street, Washington, DC 20554 within 30 days of the date of the National Notice as referenced within the Antenna Structure Registration (ASR) application. Mailed pleadings must include a request to waive the electronic filing requirement along with an explanation of why an electronic filing cannot be made. Refer to File No. A1389284 when submitting the request and to view the specific information about the proposed action. 26-000330/JMF
July 10, 2026 26-01612P

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 Hunny Hush Delivered located at 3136 Batten Rd in the City of Brooksville, Pasco, FL 34602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2026
Ronnie Rehurek
July 10, 2026 26-01592P

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date July 31st, 2026 @ 10:00 AM at each individual repair facility.

42084 1994 Ford VIN#: 1FTEX14N4RKA89599 Repair Facility: Alan's Automotive 5553 Tower Rd Land O Lakes 813-784-0085 Lien Amt $6,866.25

42085 2000 Ford VIN#: 1FAFP4049YF193795 Repair Facility: Alan's Automotive 5553 Tower Rd Land O Lakes 813-784-0085 Lien Amt $5,197.87

July 10, 2026 26-01578P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that MICHAEL TODD EIKENBERRY, OWNER, desiring to engage in business under the fictitious name of EIKENFISH PRODUCTS located at 3900 STRATFIELD DR., NEW PORT RICHEY, FLORIDA 34652 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 10, 2026 26-01603P

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 Set Apart Homebakes located at 3040 Hickory Drive in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of July, 2026
Jessica Avalos
July 10, 2026 26-01593P

--- PUBLICS ---

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 28, 2026, 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 09:15 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: 09:15 AM
Sale to be held at www.storagetreasures.com.
1136 - Broderick, Fevronia; 1140 - Rowles, Lori; 1172 - Harris, DuJuan; 1182 - Daniels, Destiny; 2115 - Fahey, Christopher; 2146 - Gizzi, Bill; 2155 - Hughes, Jeanene; 2170 - Goodrich, Joanna; 2218 - Honecker, Tina; 2264 - Smith, Heather; 2281 - Penaranda, Christine; 2284 - Molina, Susana; 7007 - Tanzola, Andrew; 7026 - Davis, Daniel; 7039 - clark, Patricia

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.
01018 - Grassi, Deanna; 01039 - Hayden, Maria; 01075 - Grassi, Deanna; 01080 - Dodson, Shannon; 01110 - Martinez, Joaquin; 02012 - Kennedy, Kendra; 02079 - Ditewig, Stephen; 02105 - Mendez, Dionne; 02118 - Middlebrook, Kurstan; 03089 - Valenti, Lorraine; 03169 - Kennedy, Charles; 03194 - Alas, Nikolai; 03205 - Jesus, Sacha De; 04004 - Flores, Dante; 04007 - Abentroth, Sasha; 04025 - Summerwell, Ryan; 04041 - Baez, Alberto; 04045 - Perez, Rosa; 04078 - Cruz, Michelle; 04136 - Flores, Dante; 04139 - Williams, Olivia; 04185 - Henderson, Kemuel; 04188 - Walker, Kanija

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.
259 - Potter, Elizabeth

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.
11046 - Crew, Katherine; 11050 - Penning, Lisa; 11089 - Dampier, Janae; 11097 - Rose, Brandye; 11111 - yates, Jarred; 11155 - TORBIC, TAYLOR; 11180 - Wallace, Christine; 11195 - Abell, William; 11292 - Adolph, Elizabeth; 12069 - Odum, Jessalyn; 12074 - Cunigan, William; 12085 - Torres, Tabitha; 12088 - Clower, Nathaniel; 12149 - Velasquez, Nancy; 12157 - Morales, Jason; 12211 - shaffer, Michaela; 12228 - Rosati, Guy; 12256 - Wilson, Jacob; 12290 - Ryder, Wendy; 12296 -Cadwallader, Chandra; 13021 - Singletary, Marc; 13060 - serrano, Frank; 13076 - Raper, Isabella; 13080 - Carver, April; 13133 - Cross, Kim; 13206 - Bushard, Sarah; B126 - Galloway, Melinda; B140 - Morales, Kelly ; B156 - Kilgore, Destyni; B174 - Reale, Michael A; C104 - McKinnon, Kendra; C138 - Kinzie, Julie; C255 - Evans, Ronald; C258 - Stalnaker, Brett; C310 - Raymo, Atreyu; C340 - Wood, Jacob; C410 - Wells, Allie; D106 - Cowley, Franklin J; D114 - Penning, Lisa; D115 -Lane Valente Romero, Jose; D208 - Stoltenberg, Emily; D321 - Rothberg, Amanda; D342 - Overstreet, Jen; D350 - Webb, Billy

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.
1307 - Scalley, Colleen; 1928 - Mchugh, Brian; 2116 - osorio, Joshua; 2303 - Riley, Jamie

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.
A0051 - III, Ronald L Fiske; A0064 - Diaz, Richard; A0071 - Breso, Carlos; E1113 - Meyers, William; E1115 - Gibson, James Lee; E1168 - Whipkey, Heather; E1196 - Blackman, Stephen; E1206 - Sosa, Heidi; E1218 - Squires, Jason; E1238 - Gemalsky, Eonna; E1247 - turco, Angelic; E2224 - Warzybok, Lane; E2236 - Houston, Matthew; E2259 - Esters, Walker; E2307 - Cruz, Betania; E2321 - Schaefer, Tyler; E2350 - Ledwell, Brian; 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.
0A106 - Jackson, Sabrina; 0A134 - Taylor, Danielle; 0A141 - montanez, Joeanna; 0A150 - Hyatt, Adam; 0A235 - T, Sheila; 0B008 - Shackett, Sarah; 0B050 - Goodrich, Kaitlyn; 0B132 - Jimenez, Emily; 0C035 - Innocent, Michelet; 0C133 - Darling, Eric; 0D043 - Shuck, Joshua; 0E004 - Innocent, Michelet; 0E115 - Knox, Tracy; 0E152 - smith, Tammy; 0E180 - Prevoznak, Megan; 0E220 - mendolia, Samantha; 0E239 - poust, bobbiejo; 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.
041 - Prasse, Richard; 048 - Willis, Louellen; 050 - Horn, Janice; 074 - Nevola, Joseph; 120 - Lewis, Dawn; 168 - Henderson, Dawn; 169 - Vazquez, Cynthia; 260 - Hynson, Charles; 268 - Gibson, Elizabeth; 312 - Ashby, Tatiyanna; 322 - Langlais, Christopher; 324 - Jones, Maria Elena Cavallari; 330 - jones, Diedra; 350 - Rucker, Jacqueline; 452 - Moorehead, Susan; 470 - Chrysler, Andre; 481 - Scydick, Terry; 482 - Dobson, Danielle; 511 - Brown, Janay; 591 - Ostrowski, Glen

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.
1016 - Dowling, Mia; 1064 - Bellamy, Kyle; 1098 - Sarmiento, Jeremiah; 1232 - Stamper, Holly; 2009 - Browning, Kyle; 2032 - Carol, Jacob; 2049 - Moore, Morgan; 2114 - Capps, Karen; 2261 - Smith, Dana; 2265 - Tousignant, Gregory; 2266 - Frith, Joy; 3029 - Cintron, Terry; 3106 - Mullinax, Natalie; 3139 - Anderson, Cassandra; 3193 - Lopez, Hector; 3219 - Fann, Tisha; 3248 - Vollen, Debra; 3249 - Vollen, Debra; 3261 - Wilcox, Janae; 3263 - Ryder, Mark; 3326 - Vollen, Debra; 3327 - Vollen, Debra; 3328 - Vollen, Debra; RV04 - Hart, Joshua

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
1011 - Rein, Carol; 1023 - Johnson, Gregory; 1035 - Slavin-Meszaros, Colleen; 1043 - Burrell, Shannon; 2017 - Budlove, John; 2065 - Moody, Nicole; 2079 - Luke, Michael; 2115 - Garcia, Russell; 2243 - Keister, John; 3056 - White, Elna; 3164 - Williams, Freddie; 3194 - Casillas, Brandon; 3218 - Williams, Freddie; 3236 - Carver, John; 4049 - Hillis, Dean

PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
C020 - Truby, Paul; G31A - Kingsley, Lauren; K007 - Arbuckle, Bart; M037B - Sanchez, Tonya

PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:45 PM
Sale to be held at www.storagetreasures.com.
0114 - Bellville, Joseph; 0143 - Jackson, Johnnie; 0203 - Porter, Shawn; 0226 - Derobbio, Joseph; 0501 - ONeil, Travis; 1026 - Roberts, Nakayla; 2020 - Lutz, Michelle; 2040 - Horn, Marshall; 2068 - ONeil, Travis

PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 02:00 PM
Sale to be held at www.storagetreasures.com.
0114 - Griffin-Wallace, Natalie; 0208 - Huber, Lisa ; 0509 - Sterling, Latavia; 0512 - Allen, Chad; 1226 - Rios, Emmanuel; 1233 - Huber, Lisa ; 1524 - Huber, Lisa ; 1541 - Huber, Lisa ; 1543 - Shook, Maizy; 1721 - Garcia, Sherie; 1811 - Petit-Homme, Victoria; 2508 - Dean, Tina

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 10, 17, 2026 26-01580P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001144CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
TERESSA MCBEATH; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 16, 2026 entered in Civil Case No. 2025CA-001144CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and TERESSA MCBEATH are defendants, Nikiki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on July 30, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 5, BLOCK D, JASMIN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 113, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5323 Carlton Road, New Port Richey, FL 34652

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 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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron Becker
Barron Becker, Esq.
FBN: 1031460
File No: 2390.000767

July 10, 17, 2026 26-01600P

FIRST INSERTION

CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR NOTICE AND PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The City of Zephyrhills **Planning Commission** will hold a **Public Hearing** for this item on **Tuesday, July 21st , 2026, at 6:00 p.m.** in the Council Chambers of Zephyrhills City Hall located at **5335 8th Street, Zephyrhills, Florida 33542**. The Commission will consider and make a recommendation on this item to the City Council of the City of Zephyrhills.

Following the Planning Commission's recommendation, the **City Council** will hold the first reading **Public Hearing** in the Council Chambers of Zephyrhills City Hall, at the same location, to consider this item for adoption for compliance review.

A copy of the staff report containing the Planning Department's recommendation is available for public inspection at the Planning Department at City Hall between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk's Office at (813) 714-6779 ext. 3547, at least 48 hours in advance.

July 10, 2026 26-01618P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-5513
IN RE: ESTATE OF DUANE RICHARD WILLETTS SR Deceased.

The administration of the estate of Duane Richard Willetts SR, deceased, whose date of death was March 11, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 10, 2026.

Personal Representative:
Jeffrey Willetts
1303 Cromwell Drive
Tarpon Springs, Florida 34689
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Attorney
Florida Bar Number: 883591
623 East Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 942-3631
Fax: (727) 937-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com

July 10, 17, 2026 26-01585P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2026-CP-000834
IN RE: ESTATE OF JEFFREY B. HARTMAN, deceased.

The administration of the estate of JEFFREY B. HARTMAN, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 10, 2026.

Personal Representative:
HOWARD FEUER
2029 Grey Falcon Circle SW
Vero Beach, Florida 32962
Attorney for Personal Representative:
JESSICA F. HERNSTADT, Esquire
Florida Bar Number: 0518451
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, Florida 32963
Telephone: (772) 231-4343
Fax: (772) 234-5213
E-Mail: jhernstadt@verolaw.com
Secondary E-Mail:
nsutton@verolaw.com

July 10, 17, 2026 26-01602P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2026-CP-000690
IN RE: ESTATE OF JOYCE RUTH BROWER A/K/A JOYCE BROWER, deceased.

The administration of the estate of JOYCE RUTH BROWER A/K/A JOYCE BROWER, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 10, 2026.

Personal Representative:
CHARMAINE BROWER FOUFAS A/K/A CHARMAINE BROWER
87 Bristlecone Drive
Carbondale, Colorado 81623
Attorney for Personal Representative:
JESSICA F. HERNSTADT, Esquire
Florida Bar Number: 0518451
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, Florida 32963
Telephone: (772) 231-4343
Fax: (772) 234-5213
E-Mail: jhernstadt@verolaw.com
Secondary E-Mail:
nsutton@verolaw.com

July 10, 17, 2026 26-01601P

--- ACTIONS / SALES ---

FIRST INSERTION

PREPARED BY:
EXL LEGAL PLLC
12425 28TH ST NO # 200
ST PETERSBURG, FL 33716

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 29, 2009, a certain Mortgage was executed by JANICE LESTER as mortgagor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. as mortgagee, and was recorded on November 4, 2009, in Book 8206, Page 1775 in the Office of the Clerk of Court, Pasco County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated August 13, 2015, and recorded on August 26, 2015, in Book 9247, Page 2821, in the Office of the Clerk of Court, Pasco County, Florida; and

WHEREAS, a default has been made due to violation of Section 9(b)(iii), an obligation of the Borrower under the Security Instrument is not performed; and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of June 23, 2026 is $333,849.48; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on August 12, 2004 in Book 11062, Page 3238 [as Instrument No. 2024142828], in the Office of the Clerk of Court, Pasco County, Florida, notice is hereby given that on July 30, 2026, at 10:15 a.m., local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 16, BLOCK Z, GROVES-PHASE IV, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Commonly known as: 21328 DIAMONTE DRIVE, LAND O LAKES, FL 34637

The sale will be held at the front entrance of the Robert D. Sumner Judicial Center, 30853 Live Oak Avenue, Dade City, Florida 33523.

The Secretary of Housing and Urban Development will bid $338,788.96.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling $33,878.90 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of $33,878.90 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is $333,849.48 as of date July 30, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 30, 2026

/s/ Peter E. Lanning
Foreclosure Commissioner
Peter E. Lanning, Esq.
eXL Legal, PLLC
12425 28th Street N., Suite 200
St. Petersburg, FL 33716
Telephone (727) 536-4911
Facsimile (727) 536-2755

STATE OF FlORIDA }
COUNTY OF PINELLAS }
SS.

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [_] online notarization, this 30 day of June, 2025 by Peter E. Lanning, who [___] is personally known to me or who [___] has produced _____ as identification.

/s/ Linda Marsella
NOTARY PUBLIC-STATE OF Florida
Print Name: Linda Marsella
Commission No.: HH663817
My Commission Expires: May 3, 2029
[NOTARY SEAL]

July 10, 17, 24, 2026 26-01566P

FIRST INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-003629
CITY OF NEW PORT RICHEY,
Plaintiff, v.
TRINITY COVE PROPERTIES LLC, FLORIDA LIMITED LIABILITY COMPANY,
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 19, 2026 and entered in Case No. 25-CA-003629 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Trinity Cove Properties LLC, a Florida limited liability company is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on August 4, 2026 the following described properties set forth in said Final Judgment to wit:

A portion of Tract 47 of Tampa-Tarpon Springs Land Company Subdivision of Section 8, Township 26 South, Range 16 East, as shown on plat thereof as recorded in Plat Book 1, Page 68, Public Records of Pasco County, Florida, being further described as follows:

COMMENCE at Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89 degrees 38' 19' East, a distance of 1318.44 feet to the Southerly extension of the East line of Tract 48 of said Section 8; thence run North 0 degrees 02' 16' West, a distance of 533.02 feet to the intersection of the North right-of-way line of Ridgewood Drive as it is now established with the East boundary Iine of said Tract 48; thence along the North right-of-way line of said Ridgewood Drive North 89 degrees 38' 19' West, a distance of 445.63 feet for a POINT OF BEGINNING; thence continue along the North right-of-way line of said Ridgewood Drive, North 89 degrees 38' 19' West, a distance of 264.55 feet; thence North 0 degrees 02' 16' West, a distance of 329.37 feet to the Southerly right-of-way line of Sunset Boulevard as it is now established; thence along the Southerly right-of-way line of Sunset Boulevard, South 89 degrees 37' 10' East, a distance of 264.55 feet; thence South 00 degrees 02' 16' East, a distance of 329.28 feet to the POINT OF BEGINNING.

Property No.: 08-26-16-0010-04700-0000

Address: 5622 Marine Pkwy, New Port Richey, FL 34652

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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 in Pasco County, Florida, on July 1, 2026.

Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
Crystal@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957

July 10, 17, 2026 26-01584P

FIRST 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.: 2025 CA 002075
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
MARIELEN SARMIENTO; UNKNOWN SPOUSE OF MARIELEN SARMIENTO; FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 5, 2026 in Civil Case No. 2025 CA 002075, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and MARIELEN SARMIENTO; FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION and UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 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 11, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 103 AND THE WEST 3.5 FEET OF LOT 102, EXECUTIVE WOODS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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 2nd day of July, 2026.

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: /s/ Mola R. Bosland FBN: 030330
2026.07.02 08:00:45-04'00'
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2651B
Ref# 20476

July 10, 17, 2026 26-01599P

FIRST INSERTION

NOTICE OF ACTION

(formal notice by publication)

THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001774CAAXWS
DIVISION: G
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller,
Plaintiff, vs.
5825 8th Avenue Land Trust u/a/d 9/23/2025 Sunny United Inc. as beneficiary D.R. Taylor LLC as Trustee; Joseph Maximilan Fucheck; Karen Rich a/k/a Karen Jean Rich; Linda D'Amico; Joseph T. Stanczyk; Surplus Funds USA, LLC as assignee of Joseph Stanczyk; Surplus Funds USA, LLC as assignee of Karen Rich; and Surplus Funds USA, LLC as assignee of Linda D'Amico,
Defendants.

TO: Joseph Maximilan Fucheck
444 N. Lemon Avenue
Brooksville, Florida 34601

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before AUGUST 10, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

First publication on JULY 10, 2026.

Signed on July 1, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk

July 10, 17, 24, 31, 2026
26-01581P

FIRST INSERTION

NOTICE OF ACTION

(formal notice by publication)

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001944CAAXES
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller,
Plaintiff, vs.
George R. Randall, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Leslie Randall, and All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trnstees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Heidi Susanne Johns,
Defendants.

TO: Estate of Heidi Susanne Johns
36028 Sassy Way
Dade City, Florida 33525

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before AUGUST 10, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

First publication on JULY 10, 2026.

Signed on July 1, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk

July 10, 17, 24, 31, 2026
26-01582P

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA001045CAAXES
PLANET HOME LENDING, LLC,
Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES, WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ALMA N. MATOS, DECEASED, ET AL.
Defendant(s).

TO:
ANY AND ALL UNKNOWN PARTIES, WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ALMA N. MATOS, DECEASED
17646 Nectar Flume Drive
Land O Lakes, FL 34638
Grace Martinez Matos
17646 Nectar Flume Drive
Land O Lakes, FL 34638
Unknown Spouse of Grace Martinez Matos
17646 Nectar Flume Drive
Land O Lakes, FL 34638

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

Commonly known as: 17646 NECTAR FLUME DRIVE, LAND O LAKES, FL 34638

Legally Described as:

Lot 91, of ANGELINE PHASE 3A, according to the Plat thereof, as recorded in Plat Book 90, Page 112, 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 Kyle Melanson, Esq., the plaintiff's attorney, whose address is 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, on or before 30 days from the first date of publication, 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. DUE ON OR BEFORE AUGUST 10, 2026

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 Court's Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654; (727) 847-8028 (V), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: July 2, 2026

(COURT SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2026CA001045CAAXES 07-02-2026
09:49 AM
Deputy Clerk: Shakira Ramirez Pagan

Kyle Melanson, Esq.
the plaintiff's attorney
1325 Franklin Avenue, Suite 160
Garden City, NY 11530

July 10, 17, 2026 26-01597P

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001393CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
MEDHAT MASAK, et al.,
Defendants.

TO: Medhat Masak
2703 Joann Place
Holiday, FL 34691
Medhat Masak
4901 Madison St.
New Port Richey, FL 34652

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

LOT 105, ALOHA GARDENS UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 130, OF THE PUBLIC REORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE AUGUST 10, 2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this July 2, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagen

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789

July 10, 17, 2026 26-01598P

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 Dance Source Media located at 10621 Ribbon Fern Way in the City of Land O' Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2026
Purser Media Group LLC

July 10, 2026 26-01637P

FIRST INSERTION

Notice Under Fictitious Name Law According to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Paleta Mia located at 5854 Goldview Pkwy, Unit 102 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2026
Paleta Mia Treats LLC

July 10, 2026 26-01647P

--- PUBLICS ---

FIRST INSERTION

Notice of Rescheduled Meeting
Abbott Square Community Development District

The regular meeting of the Board of Supervisors of the Abbott Square Community Development District (**"District"**) **scheduled for Monday, July 13, 2026, at 5:30 p.m. has been rescheduled to Monday, July 20, 2026, at 5:30 p.m. at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.**

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting without further publication of notice. There may be occasions when Supervisors or staff will participate by communication media technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations in order to access and participate in the regular 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 action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristee Cole
District Manager
July 10, 2026 26-01589P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Bridgewater of Wesley Chapel Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 4, 2026
TIME: 6:30 PM
LOCATION: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, FL 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meettng of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Heath Beckett, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 (**"District Manager's Office"**), during normal business hours, or by visiing the District's website at https://www.bridgewaterofwesleychapelcdd.org/.

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

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

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

District Manager
July 10, 2026 26-01590P

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 Monday, August 10, 2026, 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 2026-2027 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.mckendreepointecdd.org at least 2 days before the meeting 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[1]	Units	ERU	Total ERU	% ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
MF	344	0.44	151.36	53.04%	$633.65	$217,977.28	$674.10	$231,890.73
TH	134	1	134	46.96%	$1,440.12	$192,976.72	$1,532.05	$205,294.38
Total	**478**		**285.36**	**100.00%**		**$410,954.00**		**$437,185.11**

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

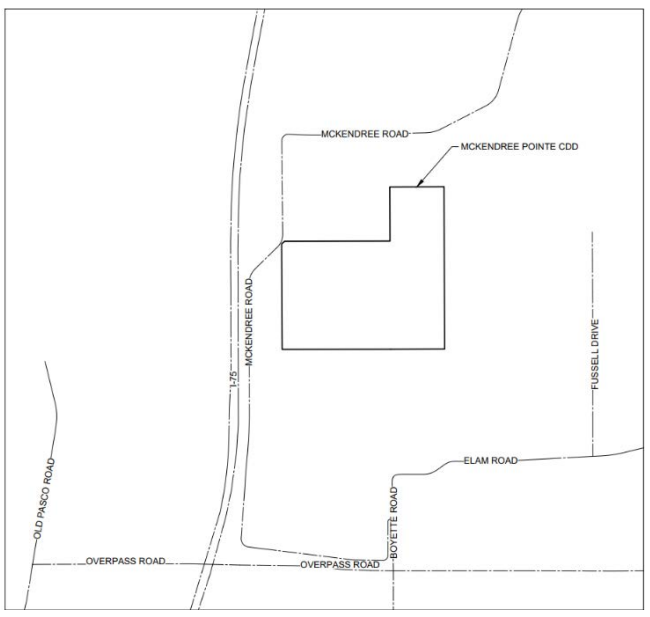
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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
4930-5228-3060, v. 1



July 10, 2026 26-01616P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026CA001463CAAXWS
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
STEVEN B. GILLESPIE et al.,
Defendants.

To: STEVEN B. GILLESPIE
11730 SEMINOLE DR, NEW PORT RICHEY, FL 34654
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN
UNKNOWN SPOUSE OF STEVEN B. GILLESPIE
11730 SEMINOLE DR, NEW PORT RICHEY, FL 34654
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN
UNKNOWN SPOUSE OF ZORAN TANASKOVIC
11730 SEMINOLE DR, NEW PORT RICHEY, FL 34654
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

A PORTION OF LOT 7, OSCEOLA HEIGHTS, UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, AT PAGE 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT 7, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 55 DEGREES 46' 35" EAST, 208.60 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 7; THENCE SOUTH 50 DEGREES 44' 12" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, 191.0 FEET; THENCE NORTH 73 DEGREES 28' 45" WEST, 241.86 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 7, THENCE NORTH 50 DEGREES 44' 12" EAST ALONG SAID LINE, 267.71 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PERPETUAL EASEMENT FOR ACCESS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9885, PAGE 3730, PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca , DeLuca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before AUGUST 10, 2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on July 2, 2026

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
DELUCA LAW GROUP PLLC
service@delucalawgroup.com
July 10, 17, 2026 26-01595P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000884CAAXWS
MIDFIRST BANK,
Plaintiff, vs.
RICHARD AGUILA MARTINEZ, et al.,
Defendants.

To: RICHARD AGUILA MARTINEZ
5665 PADDOCK TRL DR, TAMPA, FL 33624
UNKNOWN SPOUSE OF RICHARD AGUILA MARTINEZ
7732 LEO KIDD AVE, PORT RICHEY, FL 34668
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

A PORTION OF THE WEST 1/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33 FOR A POINT OF REFERENCE, THENCE ALONG THE WEST LINE OF SAID SECTION 33, ALSO BEING THE CENTERLINE OF MADISON STREET AS SHOWN ON THE PLAT OF PINE HILL HEIGHTS, UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGE 131 AND O.R. 888, PAGE 624 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST 1183.20 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST FOR 415.55 FEET; THENCE ALONG THE EAST LINE OF THE WEST 1/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33, SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST FOR 128.10 FEET; THENCE ALONG THE SOUTH LINE OF THE WEST 1/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33, NORTH 89 DEGREES 43 MINUTES 06 SECONDS WEST FOR 415.48 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MADISON STREET AS DESCRIBED IN SAID O.R. 888, PAGE 624, NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST FOR 127.75 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before August 10, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of said Court on the 2 day of July, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
As Clerk of the Court
(SEAL) BY: Haley Joyner
Deputy Clerk 2026-CA-884
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20955FL
July 10, 17, 2026 26-01596P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 1.32 acres to serve the residential subdivision project known as New Port Corners Phase 3A Amenity. The project is located in Pasco County, Section(s) 11, Township 26 South, Range 16 E. The permit applicant is OCS-HS Lot Option Pool 04 LP c/o Hearthstone Inc. 23975 Park Sorrento Suite 220 Calabasas, CA 91302. The Permit No. is 43044703.011.

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

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
July 10, 2026 26-01615P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Summit at Fern Hill Community Development District

The Board of Supervisors (the "**Board**") of the Summit at Fern Hill Community Development District (the "**District**") will hold a public hearing and regular meeting on Monday, August 3, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2026-2027 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 https://www.summitfernhillcdd.com/ at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at hjackson@inframark.com

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.

Heather Jackson
District Manager
4918-2152-6184, v. 1
July 10, 17, 2026 26-01617P

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Seven Oaks Community Development District (the "**District**") will hold a public hearing and a regular meeting Wednesday, August 5, 2026, at 6:00 p.m. at the Seven Oaks Clubhouse located at 2910 Sports Core Circle, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 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.sevenoakscdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at lcastoria@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	**$4,663,451.00**
COLLECTION COSTS @ 2.0%	**$99,222.36**
EARLY PAYMENT DISCOUNTS @ 4%	**$198,444.72**
TOTAL O&M ASSESSMENT	**$4,961,118.09**

LOT SIZE	UNITS	PER LOT O&M
Multifamily (Apt)	558	$121.95
Townhome	302	$914.65
Single Family 35'	106	$1,073.19
Single Family 40'	179	$1,219.54
Single Family 50'	500	$1,524.42
Single Family 60'	418	$1,829.31
Single Family 65'	55	$1,987.85
Single Family 70'	189	$2,134.19
Single Family 80'	213	$2,439.08
Single Family 90'	121	$2,743.96
Retail	75.31	$12,195.38
Office	38.97	$12,195.38
TOTAL UNITS	**2755.28**	

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 property tax bill. The Amount shown above includes all applicable collection costs. The Property owner is eligible for a discount of up to 4% if paid early.

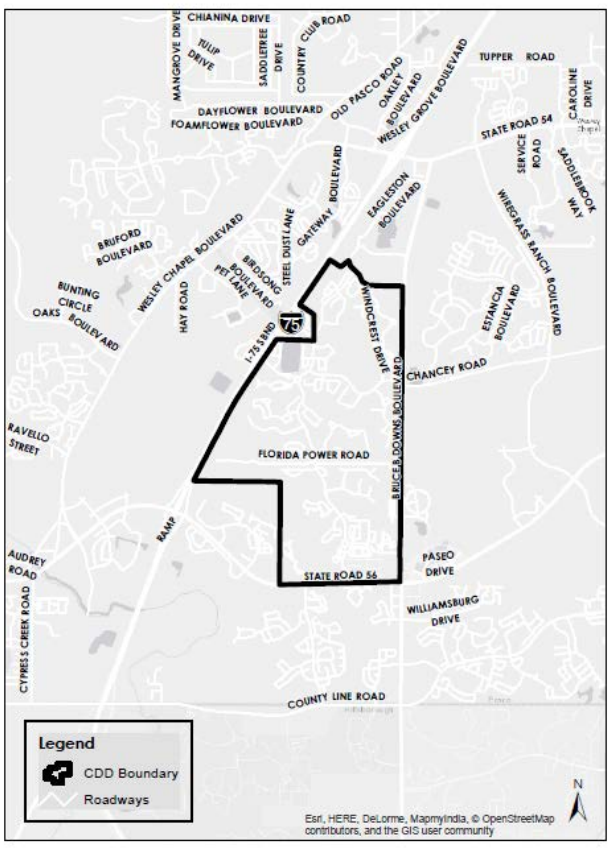
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Lisa Castoria
District Manager
4896-7862-3923, v. 1



SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP

July 10, 2026 26-01622P

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 Monday, August 10, 2026, at 11:00 a.m. at the Springhill Suites located at 16615 Crosspoint 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 2026-2027 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 https://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 ex 330.

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 Summary
Fiscal Year 2026 vs. Fiscal Year 2027

ASSESSMENT ALLOCATION					
		O&M Assessment (1)			
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change
35'	132'	$997.15	$959.16	$37.99	4%
40'	284'	$1,139.60	$1,096.18	$43.42	4%
50'	342	$1,424.50	$1,370.23	$54.27	4%
	758				

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 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 10, 2026 26-01642P

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP000096CPAXWS
Division: PROBATE
IN RE: ESTATE OF ROBERT HEYDEN aka ROBERT W. HEYDEN Deceased.

The administration of the estate of ROBERT HEYDEN aka ROBERT W. HEYDEN, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 10, 2026.

Personal Representative:
ASHLEY N. HEYDEN
4421 Breezy Bay Circle, Apt. 104
Henrico, VA 23233
Attorney for Personal Representative:
Angela M. Tormey, Esq.
Attorney for Petitioner
Florida Bar Number: 1010466
1320 E. Lumsden Road
Brandon, Florida 33511
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
July 10, 17, 2026 26-01587P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001327
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF MARTIN H. HAUSCHILDT, DECEASED; et al.,
Defendant(s).

TO: Sean Hauschildt
Last Known Residence: 7 Spring Lake Ave Oceanport, NJ 07757

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

LOT FIFTY-ONE (51) OF BARBY HEIGHTS FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 10, 2026, 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.

Dated on July 2, 2026

As Clerk of the Court
(SEAL) By: S Ramirez Pagan
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1133-3737B
Ref# 20078
July 10, 17, 2026 26-01594P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File 2026-CP-000899
IN RE: ESTATE OF HENRY B. PAPIERNIK Deceased.

The administration of the estate of HENRY B. PAPIERNIK deceased, whose date of death was June 2, 2025; File Number 26-CP-000899 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 10, 2026.

ROBERT ADAM PAPIERNIK
Personal Representative
5925 Twin Bend Loop
New Port Richey, FL 34652
WILLIAM K. LOVELACE,
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727) 446-1036
SPN 01823633
FBN 0016578
Attorney For Personal Representative
July 10, 17, 2026 26-01586P

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026CA001822CAAXWS
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller,
Plaintiff, vs.
May Allison, Sun Lovers Homes South FL Inc., and Robert F. Andersen,
Defendants.

TO: Robert F. Andersen
183 Burl Bridges Road
Forest City, NC 28043

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before AUGUST 10, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

First publication on JULY 10, 2026.

Signed on July 1, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk

July 10, 17, 24, 31, 2026
26-01583P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Gutter Contractors located at 12305 Leanne Dr, in the County of Pasco, in the City of Dade City, Florida 33525 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 07th day of July, 2026.

FLORIDA PAINTING CONTRACTORS LLC
July 10, 2026 26-01646P

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

--- PUBLICS ---

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 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 6, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn & Suites by Hilton
2740 Cypress Ridge Blvd.
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, 2026, and ending September 30, 2027 ("**FY 2027**"). 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 2027; 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 or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Expansion Area			
TH 20'	160	1	$102.33
TH 24'	57	1	$102.33
SF 40'	144	1	$102.33

**does not include collection costs and early payment discounts*

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("**County**") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M 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 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 2027, 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.

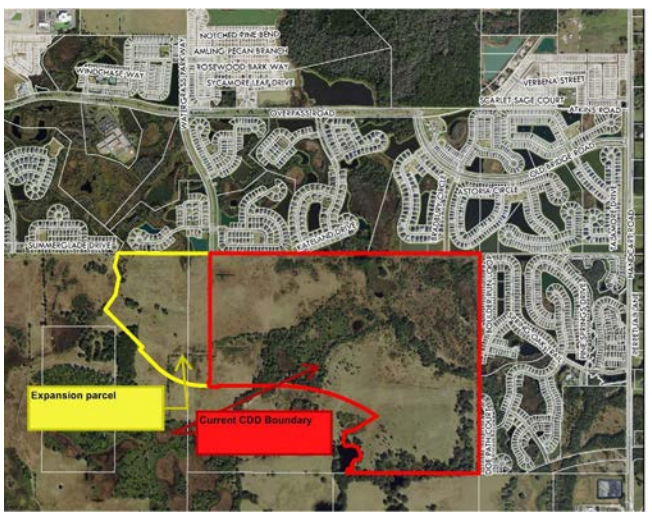
Additional Provisions

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, 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 10, 2026 26-01623P

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of The Preserve at Wilderness Lake Community Development District (the "**District**") will hold a public hearing and a meeting on Wednesday, August 5, 2026, at 6:30 p.m. at The Preserve at Wilderness Lake Lodge located at 21320 Wilderness Lake Boulevard, Land O'Lakes, Florida 34637.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 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 https://www.wildernesslakecdd.org/ at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at tdobson@vestapropertyservices.com or via phone at (813) 758-4841.

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

UNIT TYPE	ERU FACTOR	UNIT COUNT	O&M ASSMT.
Villa	0.80	92	$1,386.12
Single Family 40'	1.00	203	$1,732.65
Single Family 50' & 52'	1.25	288	$2,165.81
Single Family 65'	1.60	156	$2,772.24
Single Family 75'	1.80	124	$3,118.77
Single Family 90'	2.25	84	$3,898.46
Single Family 90' Plus	2.80	1	$4,851.42
Commercial	1.50	10.06	$2,598.97

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

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

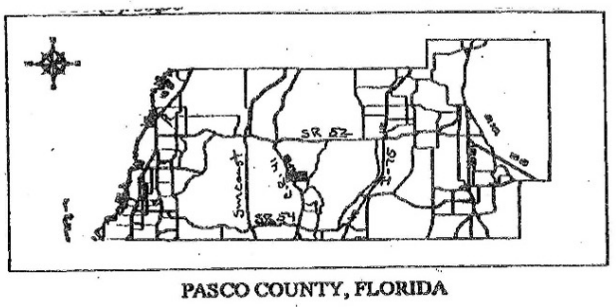
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff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

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

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

Tish Dobson
District Manager

Preserve at Wilderness Lake CDD Site Map



PASCO COUNTY, FLORIDA

4934-5431-4158, v. 1
July 10, 2026 26-01624P

Q&A

Who benefits from legal notices?

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

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

LV10237_V23

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002389CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3,
Plaintiff, vs.
DONALD POLING A/K/A DONALD D. POLING; KRISTINA POLING;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 20, 2026, and entered in Case No. 2024CA-002389CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3 (hereafter "Plaintiff"), is Plaintiff and DONALD POLING A/K/A DONALD D. POLING; KRISTINA POLING, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 5TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 40, BLOCK 263, MOON LAKE ESTATES UNIT SIXTEEN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, PAGES 111 AND 112 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE WEST 10.00 FEET OF LAKE DRIVE LYING EAST OF SAID LOT 40, BLOCK 263, MOON LAKE ESTATES UNIT SIXTEEN, TO BE VACATED BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 40, BLOCK 263, MOON LAKE ESTATES UNIT SIXTEEN; THENCE RUN NORTH 115.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE AS IT NOW EXISTS; THENCE NORTH 75°00'00" EAST, 10.36 FEET; THENCE SOUTH 117.68 FEET; THENCE WEST, 10.00 FEET TO THE POINT OF BEGINNING.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Bar Number: 695734
PHH20161-24/sap

July 10, 17, 2026 26-01588P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025CA003195CAAXES
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
BRIAN LYONS A/K/A BRIAN A LYONS, et. al.
Defendants.

To: BRIAN LYONS A/K/A BRIAN A LYONS
26541 CHIMNEY SPIRE LN
WESLEY CHAPEL, FL 33544
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 3, BLOCK 24, BAY AT CYPRESS CREEK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 132 THROUGH 139, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Ian R. Norych, Esq., Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before AUGUST 10TH, 2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of July 7, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA003195CAAXES 07-07-2026
10:54 AM
Deputy Clerk: Haley Joyner

DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
25-06834-1

July 10, 17, 2026 26-01635P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008849
TALAVERA MASTERASSOCIATION, INC.,
Plaintiff, vs.
BRUCE ABOOD, ET AL.,
Defendants.

Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court will sell all the property situated in Pasco County, Florida and the foreclosure sale will be conducted online at www.pasco.realforeclose.com and is described as:

Lot 22, Block 13, Talavera Phase 1A-3, according to the plat thereof, as recorded in Plat Book 74, Page(s) 95 through 100, of the Public Records of Pasco County, Florida. Commonly referred to as: 18478 Cortes Creek Boulevard, Spring Hills, Florida 34610.

at public sale, to the highest bidder for cash at 10 a.m., on the 29th day of July 2026.

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 6th Day of July, 2026.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail: groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff, TALAVERA

July 10, 17, 2026 26-01614P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 26-CC-2644-WS
COPPERSPRING COMMUNITY CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
CLEMENCIA GARCIA CORREDOR and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Lot 33, in Block 2, of COPPERSPRING PHASE 1, according to the plat thereof, as recorded in Plat Book 78, Page 137 of the Public Records of Pasco County, Florida.
Property Address:
6898 Emerald Spring Loop,
New Port Richey, Florida, 34653.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 6, 2026.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 6th day of July, 2026.
NIKKI ALVAREZ-SOWLES
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 10, 17, 2026 26-01613P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2023CA003726CAAXES
LINCOLN CAPITAL MANAGEMENT, LLC, a Texas limited liability company,
Plaintiff, v.
ROBIN G. GORIS, RIMOUN GORIS, ROBIN G. GORIS as the Executrix of the Estate of ROBERT C. OWENS, Deceased, CRISSCROSS CENTER CO., a Florida corporation, BRICK BY BRICK BUILDS, INC., a Florida corporation, SUNTRUST BANK, a Florida corporation, BEXLEY COMMERCIAL ASSOCIATION, INC., a Florida corporation, COLWILL ENGINEERING TECHNOLOGIES, INC., a Florida corporation, BANDES CONSTRUCTION COMPANY, INC., a Florida corporation, and UNKNOWN TENANT 1, UNKNOWN TENANT 2, and UNKNOWN TENANT 3, as unknown tenants, in possession of the subject property; and all unknown parties claiming by and through under or against the named defendants, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or in any other capacity or against the named defendants.
Defendants.

NOTICE IS GIVEN that pursuant to the Amended Final Judgment of Foreclosure and for Related Relief, entered in this action on the 8th day of June, 2026, Nikki Alvarez-Sowles, the Clerk of this Court, will sell to the highest and best bidder or bidders for cash online at "www.pasco.realforeclose.com", at 11:00 A.M. on Monday, August 10, 2026, the following described property:

Legal Description

Lot A-5B, BEXLEY SOUTH LOT A OFFICE PARK, according to the map or plat thereof, as recorded in Plat Book 85, Pages 1-8 of the Public Records of Pasco County, Florida.
AND
A portion of Lot A--5A, BEXLEY SOUTH LOT A OFFICE PARK, according to the map or plat thereof, as recorded in Plat Book 85, Pages 1-8 of the Public Records of Pasco County, Florida, lying within Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northeast corner of said Lot A--5A; thence S.00°30'00"W., along the East boundary thereof, a distance of 415.05 feet to the North right-ofway line of Early Riser Avenue and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: 1) Westerly 8.17 feet along the arc of a curve to the right, said curve having a radius of 561.00 feet, a central angle of 00°50'03", and a chord bearing and distance of N.71°26'35"W., 8.17 feet to a point of reverse curvature; 2) Westerly 64.07 feet along the arc of a curve to the left, said curve having a radius of 639.00 feet, a central angle of 05°44'43", and a chord bearing and distance of N.73°53'55"W., 64.05 feet; thence N.00°00'00"E., a distance of 395.30 feet to the North boundary of said Lot A-5A; thence S.89°30'00"E. along said North boundary, a distance of 72.90 feet to the POINT OF BEGINNING.
Street Address:
16703 Early Riser Ave.,
Land 'O Lakes, FL 34638
Parcel Identification Nos.: 30-26-18-0140-00000-0A5B and 30-26-18-0140-00000-0A5C

All **equipment, goods, machinery, furniture, fixtures** and other tangible property of every nature and description whatsoever, now owned or hereafter acquired by the Corporate Obligors, including all appurtenances and additions thereto, and substitutions therefor and replacement thereof, wheresoever located, including all tools, parts and accessories used in connection therewith.
All of the Corporate Obligors' **fixtures** and appurtenances thereto, whether now existing or hereafter acquired, and such other goods, chattels, fixtures, equipment and personal property affixed or in any manner attached to the real estate and/or building(s) or structure(s), including all attachments, additions and accessions thereto, and replacements thereof, and articles in substitution therefore, howsoever attached or affixed (together with all tools, parts and equipment now or hereafter added to or used in connection with the foregoing), located on the real Property more particularly described herein.
All **accounts** now owned or existing as well as any and all that may hereafter arise or be acquired by the Corporate Obligors, and all the proceeds and products thereof, including without limitation, all notes, drafts, acceptances, instruments and chattel paper arising therefrom, and all returned or repossessed goods arising from or relating to any which accounts, or other proceeds of any sale or other disposition of inventory.
All of the Corporate Obligors' **inventory**, including all merchandise, raw materials, goods in process, finished goods and other tangible personal property, wheresoever located, now owned or hereafter acquired and held for sale or lease or furnished or to be furnished under contracts for service or used or consumed in Corporate Obligors' business, and all additions and accessions thereto, and all leases and contracts with respect thereto, and all documents of title evidencing or representing any part thereof, and all products and proceeds thereof, whether in the possession of the Corporate Obligors, warehouseman, bailee, or any other person.
All **general intangibles** and other personal property now owned or hereafter acquired by the Corporate Obligors other than goods, accounts, chattel paper, documents and instruments.
All of the Corporate Obligors' interest in and under **chattel paper, lease agreements and other instruments or documents**, whether now existing or owned by the Corporate Obligors or hereafter arising or acquired by the Corporate Obligors, evidencing both a debt and security interest in or lease of specific goods.
A pledge and assignment of and security interest in all of the Corporate Obligors' **Instruments** now owned or existing as well as hereafter acquired or arising instruments and documents.
The term "Personal Property" as used in the Amended Final Judgment shall mean and include, all of the foregoing, as well as any accessions, additions and attachments thereto, replacements or substitutions thereto, and the proceeds and products thereof (including proceeds of proceeds), including without limitation, all cash, general intangibles, accounts, inventory, equipment, fixtures, farm products, notes, drafts, acceptances, securities, instruments, chattel paper, insurance proceeds payable because of loss or damage, or other property, benefits or rights arising therefrom, and in and to all returned or repossessed goods arising from or relating to any of the property described herein or other proceeds of any sale or other disposition of such Personal Property.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-8135 (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.

SHUMAKER, LOOP & KENDRICK, LLP
/s/ Jay B. Verona
Jay B. Verona, Esq.
Florida Bar No. 352616
jverona@shumaker.com
mhartz@shumaker.com
Mary B. Catala, Esq.
mcatala@shumaker.com
lhowe@shumaker.com
Fla. Bar No. 1026238
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Phone (813) 229-7600
Fax (813) 229-1660
Counsel for Plaintiff
July 10, 17, 2026 26-01620P

FIRST INSERTION

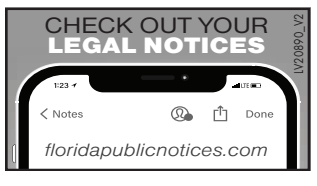
Notice of Public Sale

United of Pasco Self Storage, U-Stor Ridge Rd and U-Stor Zephyrhills
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on July 27, 2026, at the times and locations listed below.
Units contain general household goods and furniture unless otherwise stated. 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.

UNITED OF PASCO SELF STORAGE
Start: July 27, 2026 10:30 AM EST
End: August 3, 2026 3:00 PM EST
Location: 11214 US Hwy 19 North, Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
B348 Ruth Pennington
B349 Ruth Pennington
B101 Gary Spring

U-STOR RIDGE RD
Start: July 27, 2026 10:30 AM EST
End: August 3, 2026 3:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
F54 James Zimmy
C108 Angela Vinson

U-STOR ZEPHYRHILLS
Start: July 27, 2026 10:30 AM EST
End: August 3, 2026 3:00 PM EST
Location: 36654 Pure Water Way, Zephyrhills, FL 33541
Bidding: All bidding will take place online at bid13.com
E4 Joann Lachance
D1 Dijah Obdeus
G3 Jerrold Scott
I8 Robert Tester
J2 Kevin Youngman
July 10, 17, 2026 26-01645P



FIRST INSERTION

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Palmetto Ridge II Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes.* The Board of Supervisors of the District will conduct a public hearing on **August 6, 2026, at 10:00 a.m. at Hampton Inn & Suites by Hilton – Tampa / Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.**

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

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater improvements, water and wastewater utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
July 10, 17, 24, 31, 2026 26-01630P

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 28, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line July 17, 2026, at 6:00am and ending July 28, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Jeffrey S. Hoelzer	D007
Sarah Macneel	E001

July 10, 17, 2026 26-01638P

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 28, 2026, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line July 17, 2026, at 6:00am and ending July 28, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Stacey Howard	127
Kalliopi Lempidakis	193
Helene K. Leventis	54 & 159

July 10, 17, 2026 26-01633P

FIRST INSERTION

NOTICE TO CREDITORS
RE: CARL F. DIXON,
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled CARL F. DIXON, JR. & BETTY S. DIXON LIVING TRUST, dated March 14, 2008, died on June 21, 2026

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below **WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 10, 2026.

LINDA S. KIMBLE, **Trustee**
123 N. Jefferson St.
Coldwater, MI 49036
July 10, 17, 2026 26-01632P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA001220CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DONNA M MACRI, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLARENCE D. MEST III; MICHAEL HAPP; CLARENCE D. MEST III, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA MAE MACRI, DECEASED
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 03, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 8, BLOCK A, WEDGEWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 150 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 7136 WEDGEWOOD DR, NEW PORT RICHEY, FL 34652-1140

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on August 03, 2026 beginning at 11:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 6 day of July, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010869
July 10, 17, 2026 26-01621P

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. 512026CA000651CAAXES
Freedom Mortgage Corporation
Plaintiff, vs.
Christopher A. Cerezo; Joy A. Cavaliere; Unknown Spouse of Christopher A. Cerezo; Unknown Spouse of Joy A. Cavaliere; Concord Station Community Association, Inc.; Concord Station, LLP d/b/a Club Concord Station Club Plan
Defendants.

To: Christopher A. Cerezo, Joy A. Cavaliere, Unknown Spouse of Christopher A. Cerezo and Unknown Spouse of Joy A. Cavaliere
Last Known Address: 3705 Morgons Castle Court, Land O' Lakes, FL 34638

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

LOT 83, BLOCK D, CONCORD STATION PHASE 2 UNITS A & B - SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 125 THROUGH 134, INCLUSIVE, 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 Julie York, 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 publication on or before 8/10/2026, 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 JUL 08 2026.
Nichole Alvarez-Sowles
As Clerk of the Court
(SEAL) By Jasmine Gonzalez
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F04192
July 10, 17, 2026 26-01653P

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Oak Creek Community Development District (the **"District"**) will hold a public hearing and a meeting Monday, August 10, 2026, at 6:00 p.m. at the Watergrass Clubhouse, located at 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 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.oakcreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at christina.newsome@inframark.com or via phone at (813) 991-1140.

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.

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

	General Fund 001			2015A DS Per Unit			Total Assessment per Unit				O&M	Bond	Prepaid Units
Product	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	Units	Units 2026	
50' lot	$1,415.18	$1,313.91	7.7%	$730.20	$730.20	0.0%	$2,145.38	$2,044.11	$101.27	5.0%	272	270	0
60' lot	$1,698.21	$1,576.69	7.7%	$863.34	$863.34	0.0%	$2,561.55	$2,440.03	$121.52	5.0%	278	278	0
											550	**548**	**0**

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

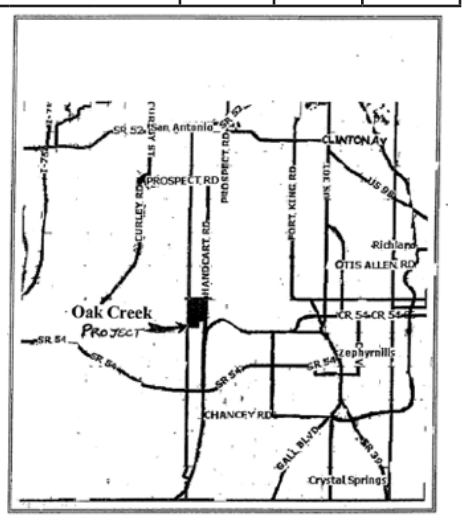
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Christina Newsome
District Manager
July 10, 2026



26-01631P

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 Tuesday, August 11, 2026, 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 2026-2027 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 https://www.northar1ofpascocdd.org/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at david@hikai.com or via phone at 813-680-1940.

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.

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Villa (30')	344	0.64	$1,414.90
TH (26')	158	0.64	$184.30
TH (26')	470	0.64	$1,414.90
Villa 34.5'	122	0.69	$1,537.45
40'	21	0.80	$232.18
40'	334	0.80	$1,782.55
50'	581	1.00	$2,228.18
60'	1	1.20	$348.27
60'	281	1.20	$2,673.82
Red Apple	1	3.11	$6,923.11

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

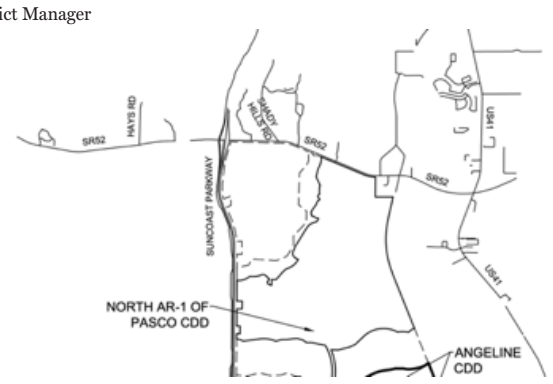
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

David Wenck
District Manager



July 10, 2026 26-01641P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 2026CA000777CAAXWS

BANESCO USA, a Florida state chartered banking corporation, Plaintiff, vs.
CDI FUND I LLC, a dissolved Florida limited Liability company, CHESKY SCHLESINGER, individually, CALIXTRO CONSTRUCTION AND REMODELING, LLC, a Florida limited liability company, JKA CONTRACTING, LLC, a Florida limited liability company, PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 11, 2026, entered in Case No. 2026CA000777CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, the Clerk, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on the 3rd day of August, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

A tract in the Northwest 1/4 of Section 21, Township 25 South, Range 16 East; From the Northeast corner of Lot 169, West Port Subdivision, Unit Three recorded in Plat Book 13, Pages 7 and 10 of the Public Records of Pasco County, Florida, North 00 deg. 41' 35" East, along the West boundary of the West Port Subdivision, Unit Two, recorded in Plat Book 11, Pages 149 and 150 of the Public Records of Pasco County, Florida, also being the West right of way line of Grace Drive, 120.0 feet to the Northwest corner of said Unit Two; thence South 89 deg. 14' 16" East along the North boundary of said Unit Two, also being the North right of way line of Westshore Drive, 330.0 feet; thence North 00 deg. 41' 35" East 421.50 feet for a Point of Beginning; South 89 deg. 14' 16" East, 250.0 feet, South 00 deg. 41' 35" West, 176.50 feet, North 89 deg. 14' 16" West, 250.0 feet, North 00 deg. 41' 35" East 176.50 feet to the Point of Beginning.

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 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 7th day of July, 2026.
Lorium Law
100 N.E. Third Avenue, Suite 700
Fort Lauderdale, Florida 33301
Telephone (954) 462 8000
Telecopier (954) 462 4300
By:/s/ Richard B. Storfer
Richard B. Storfer
Florida Bar No.: 984523
rstorfer@loriumlaw.com
8352.003
July 10, 17, 2026 26-01629P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2020CA000006CAAXWS
DIVISION: J3

Wells Fargo Bank, N.A. Plaintiff, -vs.-
Amanda Payton Martin a/k/a Amanda Payton; Jason John Martin a/k/a Jason Martin; United States of America Acting through Secretary of Housing and Urban Development; 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) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020CA000006CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Amanda Payton Martin a/k/a Amanda Payton 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 August 3, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 22; VENICE ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 2, 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
19-322244 FC01 WNI
July 10, 17, 2026 26-01628P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000900
IN RE: ESTATE OF SUMMER SHERRY KOOPMAN, Deceased.

The administration of the estate of SUMMER SHERRY KOOPMAN, deceased, whose date of death was March 8, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 10, 2026.

SHANNON WAITS
Personal Representative
4508 S. Laurel Pointe Drive
Lakeland, FL 33813
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
July 10, 17, 2026 26-01643P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-989
IN RE: ESTATE OF ARCHIE ADAIR AKA ARCHIE NEAL ADAIR Deceased.

The administration of the estate of ARCHIE ADAIR AKA ARCHIE NEAL ADAIR, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 10, 2026.

Personal Representative:
CONNIE S. ADAIR
23948 Montague Drive
Brownstown Twp, Michigan 48134
Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 FOREST OAKS BLVD
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
July 10, 17, 2026 26-01644P

--- PUBLICS ---

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 Wednesday, August 12, 2026, at 6:00 p.m. at 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 2026-2027 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 https://www.highlandtrailscdd.org/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at 813-474-7618.

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.

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
40'	92	0.80	$1,987.01
40'	72	0.80	$525.12
50'	79	1.00	$2,483.77
50'	157	1.00	$656.40

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

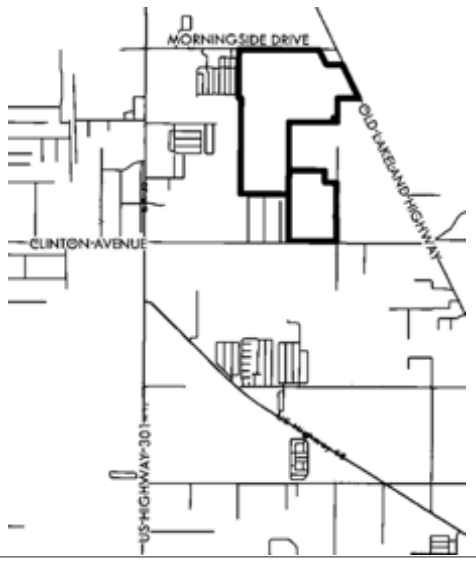
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 10, 2026 26-01640P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Harvest Hills Community Development District (**"District"**) hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

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

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) 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, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Chesley E Adams, Jr., District Manager
Harvest Hills Community Development District
July 10, 2026 26-01648P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Harvest Hills South Community Development District (**"District"**) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Chesley E Adams, Jr., District Manager
Harvest Hills South Community Development District
July 10, 2026 26-01649P

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
CASE NO: 2026CA001123CAAXWS
BEACON WOODS CIVIC ASSOCIATION, INC.,
Plaintiff, v.
JAMES G. WALKER, UNKNOWN SPOUSE OF JAMES G. WALKER, AND UNKNOWN TENANTS,
Defendants.

TO: UNKNOWN SPOUSE OF JAMES G. WALKER
LAST KNOWN ADDRESS: 8018 Beaver Creek Loop, Hudson, Florida 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County: Lot 25, BEACON WOODS VILLAGE ONE, according to the plat recorded in Plat Book 10 ay page 148 of the public records of Pasco County, Florida., 8018 Beaver Creek Loop, Hudson, Florida 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Frank A. Ruggieri, attorney for the Plaintiff, Beacon Woods Civic Association, Inc., whose address is 13000 Avalon Lake Drive, Suite 305, Orlando, FL 32828, and file the original with the clerk of the above-styled court within 30 days after the first publication of this Notice of Action, otherwise a default will be entered against you for the relief prayed for in the complaint or petition. DUE ON OR BEFORE AUGUST 10TH, 2026

This notice shall be published once a week for two consecutive weeks in the Business Observer.

WITNESS my hand and the seal of said court at Pasco County, Florida on this July 7, 2026.

Clerk of the Court
Pasco County, Florida
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2026CA001123CAAXWS 07-07-2026 11:21 AM
Deputy Clerk: Haley Joyner

/s/ Sean P. Reed
FRANK A. RUGGIERI, ESQ.
Florida Bar No.: 0064520
SEAN P. REED, ESQ.
Florida Bar No.: 1040934
THE RUGGIERI LAW FIRM, P.A.
13000 Avalon Lake Drive, Ste. 305
Orlando, Florida 32828
Phone: (407) 395-4766
pleadings@ruggierilawfirm.com
Attorneys for Plaintiff
July 10, 17, 2026 26-01636P

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 PLAYCE ACADEMY located at 4407 Silver Falls Drive in the City of Land O Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of July, 2026
Aubrey Hutchison
July 10, 2026 26-01627P

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 Capsule Wardrobe Sudoku located at 7847 Stonebrook Cir in the City of Wesley Chapel, Pasco, FL 33545-2207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

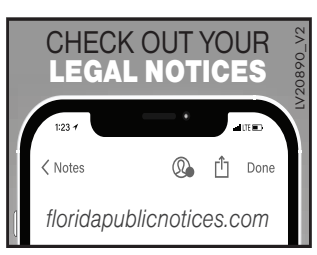
Dated this 6th day of July, 2026
Barbara Muehr-Ellis
July 10, 2026 26-01626P

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 Real Strategic Advisors LLC located at 5230 Land O Lakes Blvd, Unit 431 in the City of LAND O LAKES, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of July, 2026
Peter Berkman
July 10, 2026 26-01625P



FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP000967CPAXES
IN RE: Estate of HELEN SARAH MERRITT, a/k/a HELEN S. MERRITT, a/k/a HELEN MERRITT, Deceased.

The administration of the estate of HELEN SARAH MERRITT, a/k/a HELEN S. MERRITT, a/k/a HELEN MERRITT, deceased, whose date of death was NOVEMBER 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 10, 2026.

Personal Representative:
KELLY DORA CARTWRIGHT
3811 Court Street
Zephyrhills, FL 33541
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
July 10, 17, 2026 26-01639P

FIRST INSERTION

Notice Of Public Sale

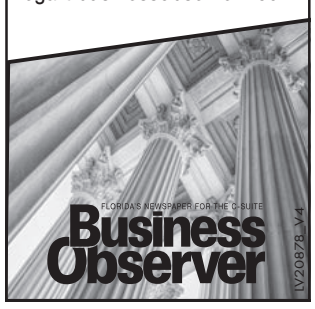
The following personal property of: Arbutus Brown will on August 3rd, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1983 BAIN Mobile Home,
VIN:KBFLSNA343215/ KBFLSNB343215 ,
TITLE: 40312193/40272796
And all other personal property located therein
Prepared by Tracy McDuffie,
4111 W Cypress St, Tampa, FL 33607,
July 10, 17, 2026 26-01654P

PUBLISH YOUR LEGAL NOTICE

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

or email
legal@businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 000165
DIVISION: 3-C
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
NATASHA R. BEAUSOLEIL AKA NATASHA R. BEAUSOLIEL, et al, Defendant(s).

To: WILLIAM W. THOMPSON AKA WILLIAM WOLFE THOMPSON
Last Known Address: 12151 Terra Ceia Ave. New Port Richey, FL 34654
Current Address: Unknown

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

LOTS 43, 44 AND 45, BLOCK 251, MOON LAKE ESTATES UNIT FIFTEEN, ACCORDINC TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 65A THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 12151 TERRA CEIA AVE NEW PORT RICHEY FL 34654

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 3362;: otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. ON OR BEFORE 8/10/2026

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

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

WITNESS my hand and the seal of this court on this day of JUL 08 2026.

Clerk of the Circuit Court
(SEAL) By: Jasmine Gonzalez
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25412027
July 10, 17, 2026 26-01652P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA000121CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.
IRIS BOWERS A/K/A IRIS C. BOWERS A/K/A IRIS C. BARNES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 22, 2026 in Civil Case No. 2025CA000121CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Iris Bowers a/k/a Iris C. Bowers a/k/a Iris C. Barnes, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of July, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 4, BLOCK 5 OF TIERRA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE (S) 70 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847¬8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1- 800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10795FL
July 10, 17, 2026 26-01619P

FIRST INSERTION

NOTICE OF ACTION
IN THE 6th JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2026CA001185CAAXES
21ST MORTGAGE CORPORATION, Plaintiff, vs.
RYAN FRANCIS SHILOH; UNKNOWN SPOUSE OF RYAN FRANCIS SHILOH; KIMBERLY ANN SHILOH; and UNKNOWN TENANT Defendant.

TO: KIMBERLY ANN SHILOH
last known address, 38548 Speedwell Ave., Zephyrhills, FL 33542

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

LOT 4 AND THE EAST 1/2 OF LOT 5, BLOCK D, ZEPHYR PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1982 PALM HARBOR DOUBLE-WIDE MOBILE HOME, VIN TW1FLHS1530A AND TW1FLHS1530B, TITLE NUMBERS 21720080 AND 21720079 LOCATED THEREON.
TOGETHER WITH A 1982 PALM HARBOR, 22X36 MODEL MANUFACTURED HOME, BEARING SERIAL NOS.: TW1FLHS1530A AND TW1FLHS1530B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802, 30 days from the first date of publication, and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE AUGUST 10TH, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

DATED ON July 7, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2026CA001185CAAXES 07-07-2026 11:06 AM
Deputy Clerk: Haley Joyner
July 10, 17, 2026 26-01634P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Parkview at Long Lake Ranch Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rules"**). The rule number for the Proposed Rules of the District is ROP-2026-1. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on **August 17, 2026, at 10:00 a.m**. at the **Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, Florida 33558** relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules 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, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 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 Rules. 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 Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or sanchezj@whhassociates.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.

Jamie Otero, District Manager
Parkview at Long Lake Ranch Community Development District
July 10, 2026 26-01650P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Pasadena Ridge Community Development District (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 ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on **August 13, 2026, at 1:30 p.m. at Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544** 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 summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed 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, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 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 Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, lansfordj@whhassociates.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.

Jordan Lansford, District Manager
Pasadena Ridge Community Development District
July 10, 2026 26-01651P

FIRST INSERTION

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The New River Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at rsantos@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary, Rebecca Santos, at rsantos@gms-tampa.com. Proposals must be received by **12:00 p.m. on Monday, July 20, 2026**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Brian Young, District Manager
New River Community Development District
July 10, 2026 26-01656P

FIRST INSERTION

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

The New River Community Development District Audit Committee will meet on Monday, July 20, 2026 at 5:30 p.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the New River Community Development District.

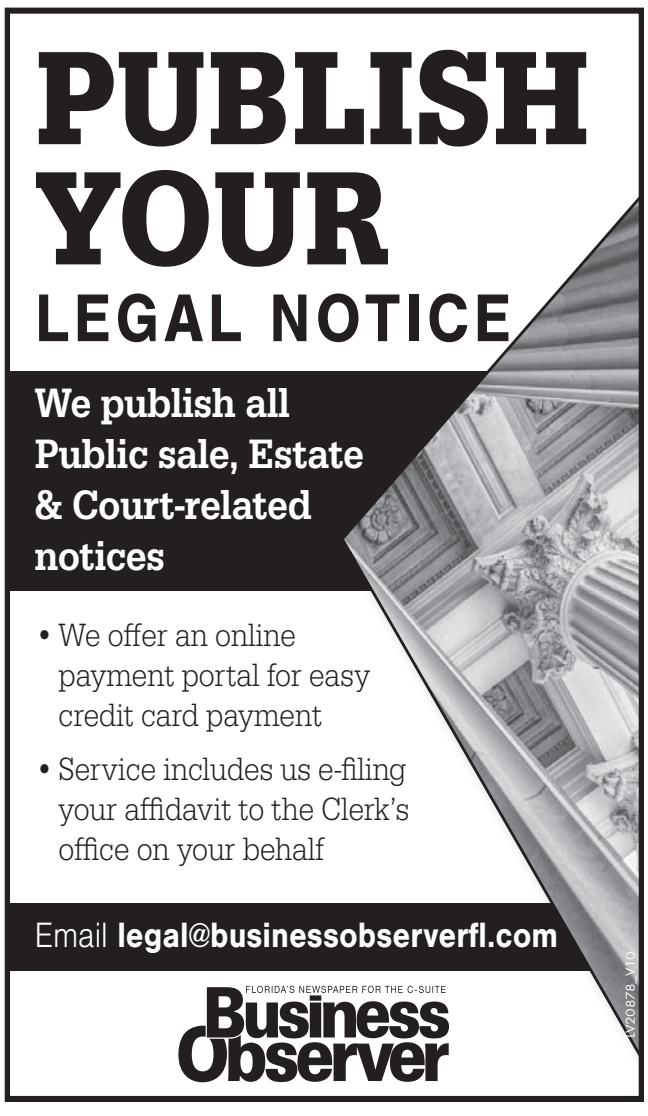
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at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

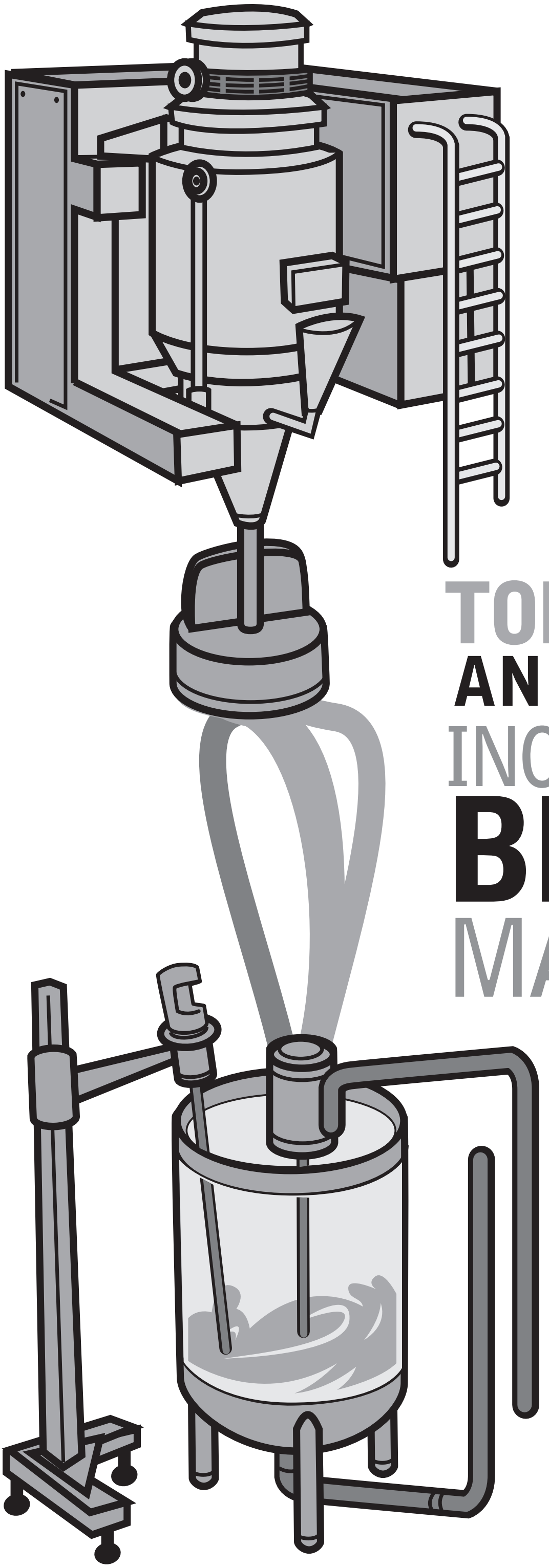
Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at byoung@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
July 10, 2026 26-01655P





A special printing of a classic story illustrating the importance of protecting capitalism.

TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

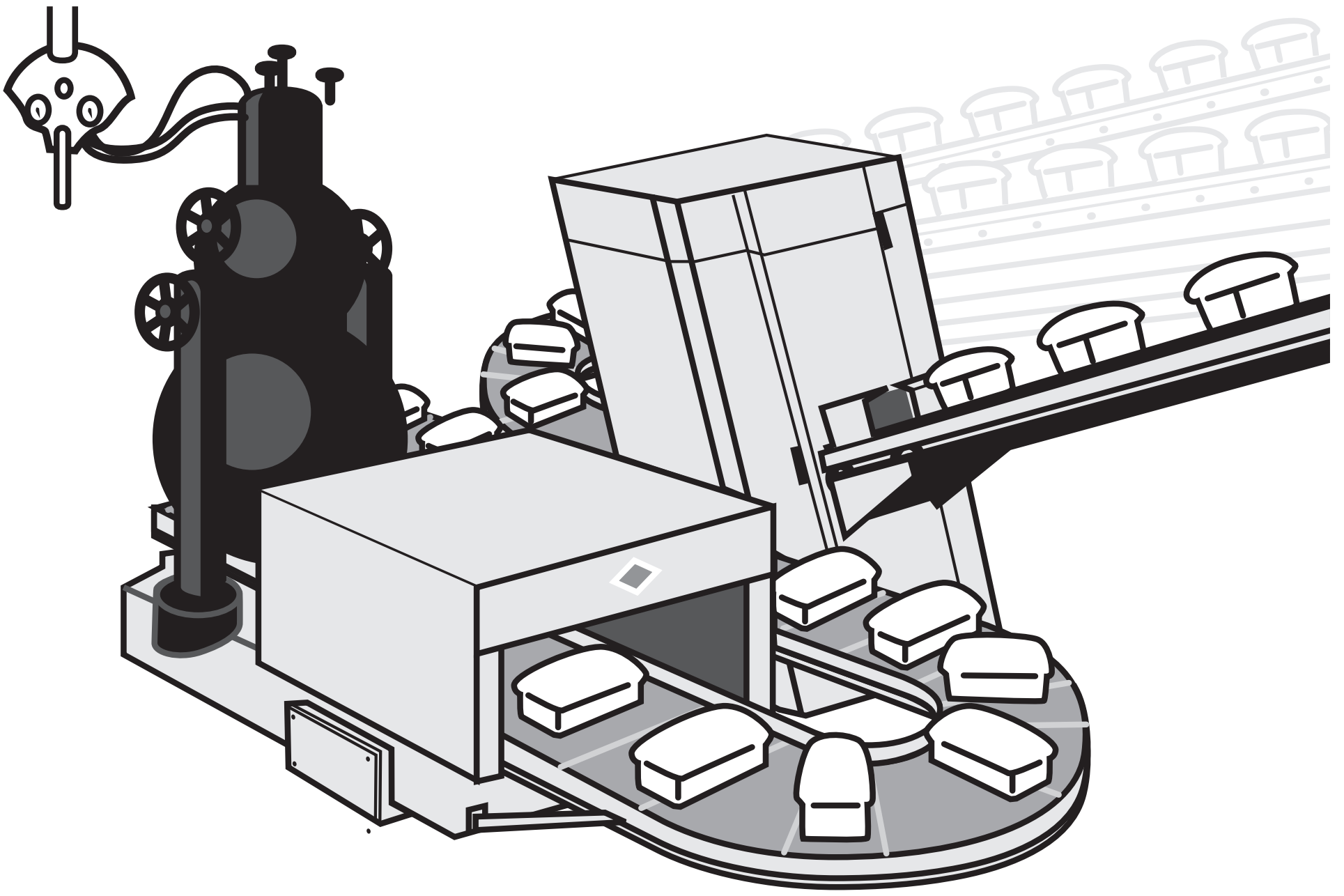
By R.W. Grant

Illustrations by Austin McKinley

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

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

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



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

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

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

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

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

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

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

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

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

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

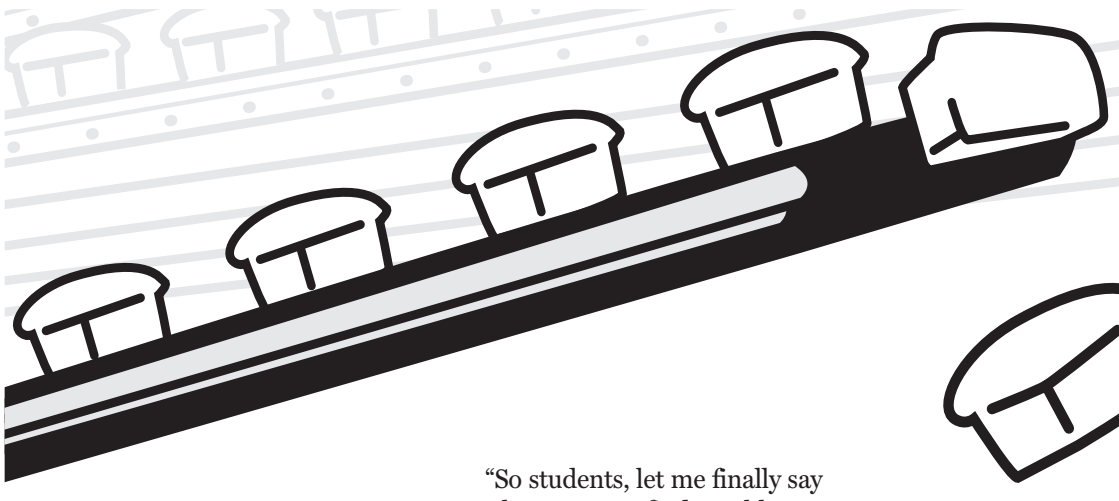
There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is'!"
So people cried out,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

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

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

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

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



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

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

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

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

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

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

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

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

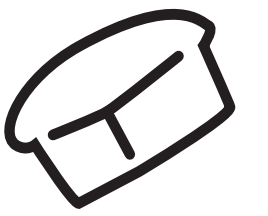
"That early birds should get the worm
Is clearly quite unfair.
Wouldn't it much nicer be
If all of them would share?
But selfishness and private greed

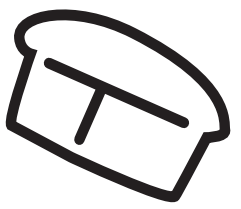
Seem part of nature's plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I'm sure you've heard the term
before
Is Business, Laissez-Faire!

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

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

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





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

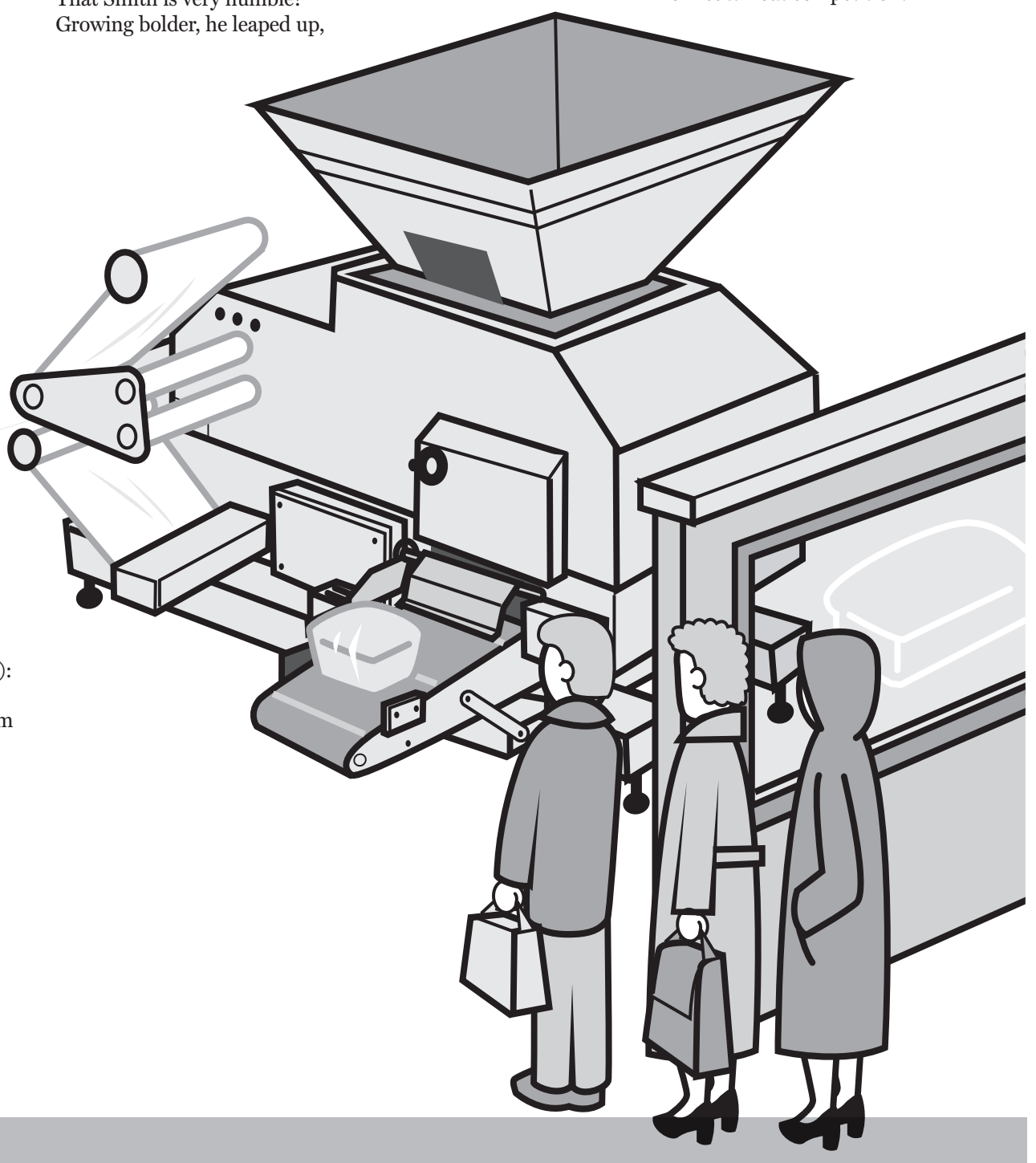
The clamor rises all about;
Now hear the politician shout:
'What's Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I'll protect your right to need!"

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

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

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

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



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

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

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

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

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

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

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

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

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

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

"Let others take the chances, and I would go along.
Then I would let them know where they all went wrong!
So successful was my system that then indeed,
I was voted most likely in my class to succeed!"
(He was voted most likely in his class to succeed!)

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

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

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

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

"Thanks; that clears it up," said Tom.

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

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

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

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

"Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!

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

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

'We don't produce or build a thing!
But before we're through,
We allow that now we'll show Smith how
We handle those who do!
'We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!

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

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

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

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

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

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

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

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

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

EPILOGUE

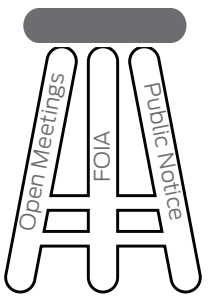
Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

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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

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SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/17/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 CHEV mobile home vehicle identification number 5612M410Z and all personal items located inside the mobile home. Last Tenants: Jason Brian Sorgaard and Tyler Grady Miller. Sale to be held at: Forest Green Acres Mobile Home Park, 11407 Trout Way, Lot No. 79, Hudson, Florida 34669, (813) 203-7556.

July 3, 10, 2026 26-01537P

SECOND INSERTION

Affordable Secure Storage Hudson
Public Notice
Notice of Sale

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

Unit G11 - K. Williams
Unit H03 - G. Brand

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE July 18, 2026 AT OR AFTER: 11:00 A.M.

July 3, 10, 2026 26-01550P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com
SARASOTA COUNTY
sarasotaclerk.com
CHARLOTTE COUNTY
charlotteclerk.com
LEE COUNTY
leeclerk.org
COLLIER COUNTY
collierclerk.com
HILLSBOROUGH COUNTY
hillsclerk.com
PASCO COUNTY
pascoclerk.com
PINELLAS COUNTY
mypinellasclerk.gov
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

XNLV18187

SUBSEQUENT INSERTIONS

SECOND INSERTION

This Instrument Prepared By/Returned to:
Michael J Posner, Esq.,
HUD Foreclosure Commissioner
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
HECM# 093-7078422
PCN:34-23-21-0000-00800-0250

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 10, 2010, a certain Mortgage was executed by H. John Zwolsky and Patricia D. Zwolsky, his wife as Mortgagor in favor of Bank of America, N.A., which Mortgage was recorded November 19, 2010, in Official Records Book 8470, Page 573 in the Office of the Clerk of the Circuit Court for Pasco County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to and is now owned by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary"), by Assignment recorded April 2, 2019 in Official Records Book 9882, Page 2068, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was insured by the Secretary pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has either died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of June 9, 2026 is $654,604.08 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Patricia D. Zwolsky, with a last known address of 19718 Paso Fino Way, Dade City, Florida 33523 may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s), with an address of 19718 Paso Fino Way, Dade City, Florida 33523 may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Greater Trilby Community Association, Inc. with a last known address of 20235 Old Trilby Road, Dade City, Florida 33523 may claim some interest in the property hereinafter but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, the Trilby Trails Addition Community Association, Inc. with a last known address of 35126 Blanton Road, Dade City, Florida 32523 may claim some interest in the property hereinafter but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, Cavalry Spy I, LLC, As Assignee of Citibank, N.A. with a last known address of 500 Summit Lake Drive, Suite 400 Valhalla, NY 10595 may have an interest in the property hereinafter described, pursuant to that Judgment recorded January 15, 2019, in Official Records Book 9844, Page 3430 of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded November 19, 2010, in Official Records Book 8470, Page 585 of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 31, 2017 in Official Records Book 9581, Page 512 of the Public Records of Pasco County, Florida, notice is hereby given that on August 13, 2026 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 23 South, Range 21 East, Pasco County, Florida.

SUBJECT TO an easement for ingress-egress and utilities over the West 30.00 feet thereof.

TOGETHER WITH an easement for ingress-egress and utilities over the West 30.00 feet of the North 1/2 of the East 1/2 of the West 1/2 of the Northwest 1/4; the East 30.00 feet of the North 5/8 of the West 1/2 of the West 1/2 of the Northwest 1/4, in Section 34, Township 23 South, Range 21 East AND, the East 30.00 feet and the North 30.00 feet of the West 1/2 of the West 1/2 of the South 3/4 of the Southwest 1/4; the West 30.00 feet of the East 1/2 of the West 1/2 of the South 3/4 of the Southwest 1/4; the South 30.00 feet of the West 30.00 feet of the East 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4; And, the South 30.00 feet of the West 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4, in Section 27, Township 23 South, Range 21 East.

Commonly known as: 19718 Paso Fino Way, Dade City, Florida 33523

The sale will be held at 19718 Paso Fino Way, Dade City, Florida 33523. The Secretary of Housing and Urban Development will bid $654,604.08 together with accrued interest from June 9, 2026 (subject to increases applicable under the Note), plus all costs of this foreclosure and plus costs of an owner's policy of title insurance or other sums which may be due.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars ($500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 24, 2026
HUD Foreclosure Commissioner
Michael J Posner, Esquire
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
T:561.842.3000•F:561.842.3626
Direct: 561.594.1452

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to, subscribed and acknowledged before me this 24 day of June, 2026, by mean of physical presence, Michael J Posner, HUD Foreclosure Commissioner who is personally known to me.
Rocio Michelle Leiva
Commission # HH721083

FAIR DEBT PRACTICES ACT NOTICE

Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt.

How can you dispute the debt?

Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct.

If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjposner@lippes.com.

What else can you do?

Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information.

You may use the form below or write to us without the form. We accept such requests electronically via email at mjposner@lippes.com.

Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.

Contact us about your payment options.

Póngase en contacto con nosotros para solicitor una copia de este formulario en español.

July 3, 10, 17, 2026 26-01497P

SECOND 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 Tuesday, August 4, 2026, at 6:00 p.m. at the Terra Bella Community Pool located at 2266 Via Bella Boulevard, 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 2026-2027 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 https://www.terrabellacdd.com/ at least 2 days before the meeting 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.

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 3, 10, 2026 26-01507P

SECOND INSERTION

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Lakeside Community Development District ("District") will hold a public hearing on August 5, 2026, at 6:00 p.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669 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, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). 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, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.lakesidecdd.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 three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

Lakeside Community Development District
District Manager

July 3, 10, 2026 26-01546P

SECOND INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 2026 CP 000691
IN RE: The Estate of KERRI KATHRYN BAEZA, Deceased.

The administration of the estate of KERRI KATHRYN BAEZA, deceased, File Number: 2026 CP 000691, is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with the Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DARE 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 must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 3, 2026.

Personal Representative:
HOMERO BAEZA
6015 Moog Road
New Port Richey, FL 34653
Attorney for Per. Repre.:
Eduardo R. Latour
LATOUR & ASSOCIATES, P.A.
135 East Lemon Street
Tarpon Springs, Florida 34689
727/937-9577
Fla. Bar No. 279994
edlatourpleadings@gmail.com

July 3, 10, 2026 26-01512P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000736CPAXES
IN RE: ESTATE OF LINDA M. HAYES, aka LINDA MABEL HAYES Deceased.

The administration of the estate of LINDA M. HAYES, also known as LINDA MABEL HAYES, deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 3, 2026.

JON DAVID HAYES
Personal Representative
304 Brickyard Court
Valrico, FL 33594
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com

July 3, 10, 2026 26-01524P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001084-CPAXES
Division Probate
IN RE: THE ESTATE OF WILLIAM A. GROSS, JR. Deceased.

The administration of the estate of William A. Gross, Jr., deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERJODS 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 3, 2025.

Personal Representative:
Jennifer Jean Tirado
5105 Summer Hill Dr.
Zephyrhills, FL 33542
Attorney for Personal Representative:
Robert C, Burnette, Esquire
Attorney
Florida Bar Number: 0159816
5804 7th Street
Zephyrhills, FL 33542
Telephone:(813) 788-6800
Fax: (813) 322-3588
E-Mail: rcburnettepa@gmail.com

July 3, 10, 2026 26-01563P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-922
IN RE: ESTATE OF KAREN ELIZABETH LONG Deceased.

The administration of the estate of KAREN ELIZABETH LONG, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

Personal Representative:
SABJRE DANCE
2443 DELANCEY ST
ODESSA, Florida 33556
Attorney for Personal Representative:
/s/ Mischelle D'Angelone, Esq.
Mischelle D'Angelone, Esq.
Florida Bar No.: 0016478
Taylor D'Angelone Law, P.A.
7730 Little Rd. Ste. B
New Port Richey, FL 34654
Telephone: (727) 863-0644
Fax: (727) 255-5350
E-Mail: serve.tdlaw@gmail.com
Secondary E-Mail:
md.tdlaw@gmail.com

July 3, 10, 2026 26-01500P

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

--- PUBLIC NOTICES ---

SECOND INSERTION

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 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 Groves Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 4, 2026
TIME: 10:00 a.m.
LOCATION: The Groves Civic Center
7924 Melogold Circle
Land 'O Lakes, FL. 34637

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, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	285	1	$2,670.80
Courtyard	273	1	$2,670.80
Patio	138	1	$2,670.80
Estate	59	1	$2,670.80
Golf Course	1	10	$26,708.00

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Inframark, IMS, 313 Campus Street, Celebration, FL 34747 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The Groves Community
Development District
District Manager

Location Map

July 3, 10, 2026 26-01528P

SECOND 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.: 2025CA002070CAAXWS
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF PRPM 2024-NQM1 TRUST,
Plaintiff, v.
TREASURE VALLEY VENTURES, LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 11, 2026 and entered in Case No. 2025CA-002070CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JUSTIN D. MCKAY, TREASURE VALLEY VENTURES, LLC, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on September 8, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 3, BEHM`S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 5200 BEHMS CT, PORT RICHEY, FL 34668 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
25-003828-1

July 3, 10, 2026 26-01542P

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LV20906_V21

SECOND INSERTION

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 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 Connerton West Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 3, 2026
TIME: 4:00 p.m.
LOCATION: Club Connerton
21100 Fountain Garden Way
Land O' Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; 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 / Acres**	**EAU Factor**	**Proposed O&M Assessment (including collection costs /early payment discounts)**		
			O&M	**Street Light**	**Total**
Single Family 55	82	1.350	$1,129.51	$134.16	$1,263.67
Single Family 65	82	1.625	$1,359.60	$161.49	$1,521.09
Single Family 75	46	1.850	$1,547.84	$183.84	$1,731.68
Single Family 90	54	2.250	$1,882.51	$223.60	$2,106.11
Commercial (1)	21.75	0.400	$334.66	$0.00	$334.66
Single Family 45	55	1.125	$941.26	$111.80	$1,053.06
Single Family 55	255	1.350	$1,129.51	$134.16	$1,263.67
Single Family 65	186	1.625	$1,359.60	$161.49	$1,521.09
Single Family 75	68	1.850	$1,547.84	$183.84	$1,731.68
Apartments	264	0.500	$418.34	$0.00	$418.34
Single Family 45	26	1.125	$941.26	$111.80	$1,053.06
Single Family 45	156	1.125	$941.26	$111.80	$1,053.06
Single Family 55	15	1.350	$1,129.51	$134.16	$1,263.67
Single Family 65	13	1.625	$1,359.60	$161.49	$1,521.09
Single Family 75	36	1.850	$1,547.84	$183.84	$1,731.68
Single Family 40	80	1.000	$836.67	$99.38	$936.05
Single Family 50	66	1.250	$1,045.84	$124.22	$1,170.06
Single Family 60	58	1.500	$1,255.01	$149.06	$1,404.07
Single Family 70	55	1.750	$1,464.17	$173.91	$1,638.08
Single Family 40	107	1.000	$836.67	$99.38	$936.05
Single Family 50	106	1.250	$1,045.84	$124.22	$1,170.06
Single Family 60	61	1.500	$1,255.01	$149.06	$1,404.07
Commercial (1)	56.5	0.400	$2,086.17	$0.00	$2,086.17

(1) 1 commercial unit represents 1,000 square feet

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

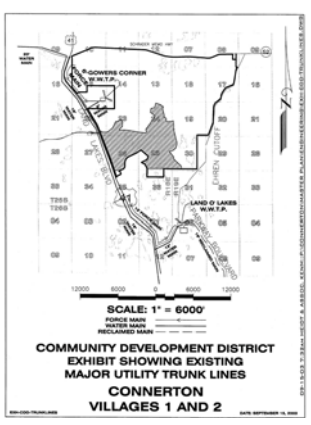
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 3, 10, 2026 26-01513P

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--- SALES / ESTATE / PUBLIC NOTICES---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000949CPAXES
IN RE: ESTATE OF PANSY M. HANKINS
Deceased

The administration of the estate of Pansy M. Hankins, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

Personal Representative:
Terri H. Casteel
5802 Tower Road
Land O' Lakes, Florida 34638
Attorney For Personal Representative:
LESLIE J. BARNETT
Attorney
Florida Bar Number: 133310
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: lbarnett@gunster.com
Secondary E-Mail:
jdurant@gunster.com
Secondary E-Mail:
eservice@gunster.com
July 3, 10, 2026 26-01527P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000887
IN RE: ESTATE OF REGINA ANN LAPP (A/K/A REGINA A. LAPP A/K/A REGINA LAPP)
DECEASED.

The administration of the estate of Regina Ann Lapp (a/k/a Regina A. Lapp a/k/a Regina Lapp), deceased, whose date of death was April 17, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

Personal Representative:
James Paul Lapp
13343 Niti Drive
Hudson, Florida 34669
Attorney For Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
JackieK@BellLawFirmFlorida.com
July 3, 10, 2026 26-01498P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000791CPAXES
IN RE: ESTATE OF CLARKE MIXSON,
Deceased.

The administration of the estate of CLARKE MIXSON, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523-3894. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 3, 2026.

MARY E. LEWIS
Personal Representative
2727 Webber Street
Sarasota, FL 34239
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
July 3, 10, 2026 26-01530P

SAVE TIME
E-mail your Legal Notice
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LV0177

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY
COUNTY CIVIL DIVISION
Case No. 2025CC007429CCAXWS
THE ESTATES AND RESERVE OF BEACON WOODS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation
Plaintiff, vs.
JENNIE A. JAVINS, DENNIS W. JAVINS, UNKNOWN TENANT #1
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 24, 2026 and entered in 25-CC-007429 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein The Estates and Reserve of Beacon Woods Property Owners Association, Inc., is the Plaintiff and Jennie Javins, and Dennis Javins as the Defendants. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 am on August 11, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

Lot 41, The Estates of Beacon Woods Golf and Country Club Phase 3, According to the map or plat thereof, as recorded in Plat Book 28, Page(s) 77 through 82, inclusive, of the Public Records of Pasco County, Florida.
Property Address: 8836 Kilmer Way, Hudson, FL 34667.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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

Dated June 25, 2026
/S/ Kimberly Garno
Kimberly L. Garno Esq., FBN 84538
TERRA LAW FIRM, P. A.
14910 Winding Creek Court
Tampa, FL 33613
Telephone: (813) 280-8525
Facsimile: (813) 280-8524
Email: kgarno@terralawfirm.com
July 3, 10, 2026 26-01511P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000913CPAXWS
IN RE: ESTATE OF JULIANNE JEAN BLESS
Deceased.

The administration of the estate of JULIANNE JEAN BLESS, deceased, whose date of death was March 13, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

Personal Representative:
KELLY FRYER
c/o BERLIN PATTEN EBLING PLLC
525 1st Avenue North
St. Petersburg, Florida 33701
Attorney for Personal Representative:
MATTHEW B. PRYOR, ESQ.
Attorney
Florida Bar Number: 1060103
BERLIN PATTEN EBLING PLLC
525 1st Avenue North
St. Petersburg, Florida 33701
Telephone: (727) 822-2505
Fax: (727) 289-1979
E-Mail: mpryor@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
July 3, 10, 2026 26-01517P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026CP000545CPAXWS
IN RE: ESTATE OF VINCENT J. PUIG,
Deceased.

The administration of the estate of VINCENT J. PUIG, deceased, whose date of death was January 5, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

/s/ Lia Williams
Lia Williams, Personal Representative
40 Harbor Lake Circle
Safety Harbor, FL 34695
/s/ Jovita Ahava
Jovita Ahava, Esq.
Attorney for Personal Representative
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegacylaw.com
Secondary E-Mail:
jovita@ahavalegacylaw.com
July 3, 10, 2026 26-01516P

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SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000797
Division Probate
IN RE: ESTATE OF DENNIS BECKMAN, A/K/A DENNIS F. BECKMAN, A/K/A DENNIS FREDERICK BECKMAN,
Deceased.

The administration of the estate of Dennis Beckman, a/k/a Dennis F. Beckman and Dennis Frederick Beckman, deceased, whose date of death was October 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, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

Personal Representative:
David R. Osborn
1103 Cornwall Dr.
Holiday, Florida 34691
Attorney for Personal Representative:
/s/ Mercedes Buntz
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
Mercedes Buntz Law, PLLC
918 Drew Street, Ste. A.
Clearwater, Florida 33755
Telephone: (727) 474-0228
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail:
service@lawsprt.com
July 3, 10, 2026 26-01552P

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. 2026CA001200CAAXWS
Freedom Mortgage Corporation
Plaintiff, vs.
Ashley N. Langer; Unknown Spouse of Ashley N. Langer; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Ashley N Langer and Unknown Spouse of Ashley N. Langer
Last Known Address: 4048 Pecos Drive, New Port Richey, FL 34653

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

LOT 46, VIRGINIA CITY UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 113, 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 Julie York, 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 3rd, 2026, 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 6/25/2026.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's Attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01347
July 3, 10, 2026 26-01510P

SECOND 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.: 512025CA001808CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES IV TRUST,
Plaintiff, v.
ERNEST PINE II, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 24, 2026 and entered in Case No. 512025CA-001808CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein MARGARET PINE AND ERNEST PINE II, et al., are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on August 3, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF THE SOUTH 880.27 FEET OF THE EAST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA.
and commonly known as: 20136 TWIN OAKS ROAD , SPRING HILL, FL 34610 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:/s/Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
19-002554-2
July 3, 10, 2026 26-01509P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2025CA002606CAAXES
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
AUSTIN SCOTT HAYNES; REBECCA V. HAYNES,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 5, 2026, in Case No.: 2025CA002606CAAXES, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and AUSTIN SCOTT HAYNES and REBECCA V. HAYNES are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 20th day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 9; TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SW 1/4 S00°17'33" W FOR 332.45 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9; THENCE ALONG SAID NORTH LINE S89°41'32" E FOR 664.81 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE CONTINUE ALONG SAID NORTH LINE S89°41'31" E FOR 327.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S89°41'31" E FOR 337.77 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9; THENCE S00°17'11" W FOR 334.25 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9; THENCE ALONG SAID SOUTH LINE N89°31'52" W FOR 337.77 FEET; THENCE N00°17'11" E FOR 333.31 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROAD RIGHT OF WAY ALONG THE NORTH LINE

Also known as: 36146 BROWNING RD, DADE CITY, FL 33523

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 in accordance with Florida Statutes, Section 45.031.

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 25th day of June, 2026.
Sokolof Remtulla, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Matter No.: 25-01372
July 3, 10, 2026 26-01521P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA004423CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GUNTHER GONDER, DECEASED; PAIGE NOVENSON; HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE INC.; DENISE L. SORSBY A/K/A DENISE LEA SORSBY; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendan(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 20, 2026 entered in Civil Case No. 2023CA004423CAAXWS in the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GUNTHER GONDER, DECEASED; PAIGE NOVENSON; HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE INC.; DENISE L. SORSBY A/K/A DENISE LEA SORSBY are defendants, Nikki Alvarez-Sowles Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com at 11:00 A.M. beginning at on August 18, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 20, HUNTER'S LAKE PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 50, PAGE 8 THROUGH 10, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12140 HUNTERS LAKE DR NEW PORT RICHEY FL 34654

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: M23353-JMV
July 3, 10, 2026 26-01519P

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V77

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA002280CAAXWS
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; BRYAN A. KNOWLES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; BRYAN A. KNOWLES, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; SHANA KNOWLES, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; ROBERT PRESSON, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.; MEADOWOAKS MASTER ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 16, 2026 entered in Civil Case No. 2025CA002280CAAXWS in the 6th Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; BRYAN A. KNOWLES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; BRYAN A. KNOWLES, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; SHANA KNOWLES, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; ROBERT PRESSON, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.; MEADOWOAKS MASTER ASSOCIATION, INC., are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 A.M. on July 28, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 26, OF GREENSIDE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE(S) 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 13256 Precept Way, Hudson, FL 34669

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 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.

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: 2390.000353
July 3, 10, 2026 26-01520P

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. 2025CA001672CAAXES
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Margi Marie McNeely a/k/a Marji McNeely,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA001672CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Margi Marie McNeely a/k/a Marji McNeely 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 6th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

THAT PART OF LOT 16, DUPREE GARDENS ESTATES, AS RECORDED IN PLAT BOOK 4, PAGE 81 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE N.W. CORNER OF SAID LOT 16, RUN SOUTH ALONG. THE WESTERN LINE OF LOT 16 A DISTANCE OF 230 FEET TO A POINT OF BEGINNING: THENCE RUN N. 75° 36' 30" E. A DISTANCE OF 55' ; THENCE RUN DIRECTLY SOUTH AND EAST TO THE S.E. CORNER OF LOT 16; THENCE RUN N. 77° W. A DISTANCE OF 50 FEET TO THE S.W. CORNER OF LOT 16; THENCE RUN N. 12° 42' 30" W. TO THE POINT OF BEGINNING.

AND FOR THE PURPOSE OF A RIGHT-OF-WAY FOR INGRESS AND EGRESS AND FOR UTILITY USAGE, AN EASEMENT OVER AND ACROSS THE EXTREME WESTERN 20 FEET OF LOT 16 FROM THE ABOVE DESCRIBED PROPERTY TO THE SOUTH LINE OF DUPREE DRIVE.

TOGETHER WITH THE PERPETUAL RIGHT TO SHARE THE USE OF THE EXISTING WELL

TAX ID: 07-26-19-0010-00000-0160

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or 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 25th day of June, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00607
July 3, 10, 2026 26-01514P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CC003480CCAXES
TOWNS AT WOODSDALE COMMUNITY ASSOCIATION, INC., A Florida Not-ForProfit Corporation,
Plaintiff, vs.
JAVIER ARMANDO AMAYA SILVA & ADRIANA VALERIA VA CARES RAMIREZ,
Defendants.

TO: JAVIER ARMANDO AMAYA SILVA
31342 Ancient Sage Road
Wesley Chapel, FL 33545

If alive, and if dead, all parties claiming interest by, through, under or against JAVIER ARMANDO AMAYA SILVA, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 10, Block 8, Towns at Woodsdale Phase 1, according to the plat as recorded in Plat Book 92, Pages 128 through 137, of the Public Records of Pasco County, Florida.

Property Address: 31342 Ancient Sage Road, Wesley Chapel, FL 33545

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on TOWNS AT WOODSDALE COMMUNITY ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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.

DUE ON OR BEFORE AUGUST 3RD, 2026

WITNESS my hand and the seal of this Court on June 26, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Deputy Clerk
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
July 3, 10, 2026 26-01523P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2025CA003221CAAXWS
GUARANTEED RATE, INC.,
Plaintiff, vs.
ELAINE GIAMMETTA; GARDENS OF BEACON SQUARE NUMBER FOUR, INCORPORATED; UNKNOWN SPOUSE OF ELAINE GIAMMETTA,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 11, 2026, in Case No.: 2025CA003221CAAXWS, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein GUARANTEED RATE, INC., is Plaintiff and ELAINE GIAMMETTA; GARDENS OF BEACON SQUARE NUMBER FOUR, INCORPORATED; and UNKNOWN SPOUSE OF ELAINE GIAMMETTA are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 29th day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT A, BUILDING 3082, OF GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER FOUR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 588, PAGE 515, AND ALL SUBSEQUENT AMENDMENTS THERETE, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Also known as: 4411 SUNSTATE DR, #4411, NEW PORT RICHEY, FL 34652

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

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 25th day of June, 2026.
Sokolof Remtulla, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Matter No.: 25-02279
July 3, 10, 2026 26-01522P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002050CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff, v.
BRANDEE MINER A/K/A BRANDIE MINER; UNKNOWN SPOUSE OF BRANDEE MINER A/K/A BRANDIE MINER; UNKNOWN TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 05, 2026, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOTS 3 AND 4, BLOCK 123, TOWN OF NEW PORT RICHEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 5838 MONTANA AVE, NEW PORT RICHEY, FL 34652-2728

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 23, 2026 beginning at 11:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 24 day of June, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010335
July 3, 10, 2026 26-01515P

--- ACTIONS / SALES / ESTATE---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
File No.
51-2026-CP-000058-CPAXWS
Division probate
IN RE: ESTATE OF KIRK W. HOFFAR
Deceased.

The administration of the estate of Kirk W. Hoffar, deceased, whose date of death was October 21, 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 addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 3, 2026.

Personal Representative:
Kimberly Welch
10612 Shady Dr.
Hudson, Florida 34669
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
July 3, 10, 2026 26-01544P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CP000865CPAXES
IN RE: Estate of DEBRA ELAINE MACLEAN, a/k/a DEBRA E. MACLEAN, a/k/a DEBRA MACLEAN,
Deceased.

The administration of the estate of DEBRA ELAINE MACLEAN, a/k/a DEBRA E. MACLEAN, a/k/a DEBRA MACLEAN, deceased, whose date of death was MARCH 28, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 3, 2026.

Personal Representative:
RICHARD SPENCE
4 Mohegan Drive
Griswold, CT 06351
C. BLAKE HOLTZHOWER, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar Number 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
July 3, 10, 2026 26-01531P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000757-CP
Division: Probate
IN RE: ESTATE OF CATHERINE CIONFOLO LEWIS (A/K/A CATHERINE C. LEWIS A/K/A CATHERINE LEWIS)
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 Catherine Cionfolo Lewis (a/k/a Catherine C. Lewis a/k/a Catherine Lewis), deceased, File Number 26-000757-CP, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was March 9, 2026; that the total value of the estate is $9,795.27, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
William Lewis
15644 Serengeti Boulevard
Spring Hill, Florida 34610

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The 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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is July 3, 2026.

Person Giving Notice:
William Lewis
15644 Serengeti Boulevard
Spring Hill, Florida 34610
Attorney For Personal Representative:
Tanya Bell, Esq. Attorney
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road,
Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
JackieK@BellLawFirmFlorida.com
July 3, 10, 2026 26-01499P

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. 2026CA000769CAAXWS
TOWD POINT MORTGAGE TRUST 2019-HY2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
SEAN JACYN WALSH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 15, 2026, and entered in 2026CA000769CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-HY2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and SEAN JACYN WALSH; UNKNOWN SPOUSE OF SEAN JACYN WALSH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 2, DRIFTWOOD ISLES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 97, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: LOT 2 LYNCH LANE, HUDSON, FL 34667

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 26 day of June, 2026.
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
25-302403 - NaP
July 3, 10, 2026 26-01557P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
File No.
26-CP-000969
Division PROBATE
IN RE: ESTATE OF KATHLEEN S. HENRY
Deceased.

The administration of the estate of KATHLEEN S. HENRY, deceased, whose date of death was May 10, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey FL 3465. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:
MELISSA BECK
13400 Old Florida Circle
Hudson FL 34669
Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin FL 34698
Telephone: 727-733-8030
July 3, 10, 2026 26-01532P

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.
2025CA001652CAAXES
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
KRISTINA L. DAVILA A/K/A KRISTINA DAVILA AND ALBERTO DAVILA, et al..
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2026, and entered in 2025CA001652CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and KRISTINA L. DAVILA A/K/A KRISTINA DAVILA; ALBERTO DAVILA; WATERGRASS PROPERTY OWNERS 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 July 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 17, WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE 94, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 32516 SUMMERGLADE DR, WESLEY CHAPEL, FL 33545

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 26 day of June, 2026.
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
25-297469 - MiM
July 3, 10, 2026 26-01551P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000728CPAXWS
IN RE: ESTATE OF VALESSA ANN NOONE,
Deceased.

The administration of the estate of VALESSA ANN NOONE, deceased, whose date of death was March 23, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 3, 2026.

JOSE ANTONIO DELGADO-MESSER
Personal Representative
20 Wheatfield Drive
Fort Mitchell, AL 36856
ROBERT D. HINES
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
July 3, 10, 2026 26-01529P

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. 2024CA002851CAAXES
Carrington Mortgage Services, LLC,
Plaintiff, vs.
Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA002851CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Carrington Mortgage Services, LLC is the Plaintiff and Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli; Unknown Spouse of Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli; United States of America on behalf of the Secretary of Housing and Urban Development; The Preserve of Pasco County Community Association, Inc.; Brandon Anthony Bradford a/k/a Brandon A. Bradford a/k/a Brandon Bradford 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 13th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 25, SOUTH BRANCH PRESERVE PHASES 4A, 4B AND 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 150 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID:
19-26-18-0050-02500-0210

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or 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 29th day of June, 2026.
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-F01249
July 3, 10, 2026 26-01543P

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
CASE NO: 2026CA000843CAAXWS
BEACON WOODS CIVIC ASSOCIATION, INC.,
Plaintiff, v.
PHILLIP SMIESZKAL, UNKNOWN SPOUSE OF PHILLIP SMIESZKAL, AND UNKNOWN TENANTS,
Defendants.

TO: UNKNOWN SPOUSE OF PHILLIP SMIESZKAL
LAST KNOWN ADDRESS: 12208 Bear Trap Lane, Bayonet Point, FL 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County: Lot 337, BEACON WOODS VILLAGE 3-A, according to the map or plat thereof, as recorded in Plat Book 11, Pages 26 and 27, of the Public Records of Pasco County, Florida, 12208 Bear Trap Lane Bayonet Point, FL 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Frank A. Ruggieri, attorney for the Plaintiff, Beacon Woods Civic Association, Inc., whose address is 13000 Avalon Lake Drive, Suite 305, Orlando, FL 32828, and file the original with the clerk of the above-styled court within 30 days after the first publication of this Notice of Action, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer. DUE ON OR BEFORE AUGUST 3RD, 2026

WITNESS my hand and the seal of said court at Pasco County, Florida on this day of June 24, 2026.

Nikki Alvarez-Sowles
Clerk of the Court
Pasco County, Florida
(SEAL) By: Haley Joyner
Deputy Clerk

/S/ Sean P. Reed
FRANK A. RUGGIERI, ESQ.
Florida Bar No.: 0064520
SEAN P. REED, ESQ.
Florida Bar No.: 1040934
THE RUGGIERI LAW FIRM, P.A.
13000 Avalon Lake Drive, Ste. 305
Orlando, Florida 32828
Phone: (407) 395-4766
pleadings@ruggierilawfirm.com
Attorneys for Plaintiff
July 3, 10, 2026 26-01496P