

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Del Webb Bexley 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 26-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 10, 2026.

A public hearing will be conducted by the Board of Supervisors (the “Board”) District on August 19, 2026, at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O’Lakes, Florida 34638 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 Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 994-1001, lhayes@rizzetta.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.

Lynn Hayes, District Manager
Del Webb Bexley Community Development District
July 17, 2026

26-01657P

FIRST INSERTION

DEL WEBB RIVER RESERVE 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 Del Webb River Reserve Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 11:30 a.m.
LOCATION: Hampton Inn & Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 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, Phone: (561) 571-0010 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at https://delwebbriverreservecd.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 17, 24, 2026

26-01659P

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. 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.mckendreepointecd.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) 563-4663.

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

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

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

Larry Krause
District Manager
July 17, 2026

26-01661P

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. 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.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 x 330.

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.

Bryan Radcliff
District Manager
July 17, 2026

26-01662P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE PALMETTO RIDGE II
COMMUNITY DEVELOPMENT DISTRICT
RFQ for Engineering Services

The Palmetto Ridge II Community Development District (the “District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater management, roadways, water, wastewater and reuse systems, earthwork, hardscape, landscape, underground electric conduit and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All Applicants interested must submit one (1) unbound and one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on July 31, 2026 to the attention of District Manager Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

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

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

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

July 17, 2026

26-01672P

FIRST INSERTION

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Palmetto Ridge II 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 additional annual renewals, subject to mutual agreement by both parties. 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 an annual operating budget of approximately \$51,984. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be 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 Manager at the address and telephone number listed below. Proposers must provide one (1) unbound and one (1) electronic copy of their proposal to the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside “Auditing Services, Palmetto Ridge II Community Development District.” Proposals must be received by 12:00 p.m. on July 24, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Kristen Suit
District Manager
July 17, 2026

26-01671P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
Meadow Pointe IV Community Development District

The Board of Supervisors (the “Board”) of the Meadow Pointe IV Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday, August 12, 2026, at 5:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

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.meadowpointe4cdd.org, or may be obtained by contacting the District Manager’s office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

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

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

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

Daryl Adams
District Manager
July 17, 24, 2026

26-01664P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow
Pointe IV Community Development District

The Board of Supervisors (the “Board”) of the Meadow Pointe IV Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday, August 12, 2026, at 5:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

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 General Fund and the Reserve Fund in the proposed budget (together, 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 at https://www.meadowpointe4cdd.org, or may be obtained by contacting the District Manager’s office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 908 units in the District is \$2,334.75 for the General Fund portion and \$450.05 for the Reserve Fund portion. This is preliminary and subject to change at the meeting and in any future year.

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

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

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

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

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

Darryl Adams
District Manager
July 17, 24, 2026

26-01663P

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. 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 or may be obtained by contacting the District Manager’s office via email at LHayes@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. For additional information, please check the District’s website at https://www.longlakereservecd.org.

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 17, 2026

26-01665P

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Hillcrest Preserve Community Development District (the “District”) will hold a public hearing and regular meeting on Tuesday, August 18, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 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.hillcrestpreserveccd.com/> at least two days before the meeting, or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.

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 2027 vs. Fiscal Year 2026									
ASSESSMENT ALLOCATION									
Assessment Area 1									
Product	Units	O&M Assessment			Series 2024 Debt Service			Total Assessments per Unit	
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
Townhomes 24'	52	\$698.92	\$432.95	\$265.97	\$893.37	\$893.37	\$0.00	\$1,592.29	\$1,326.32
Townhomes 28'	24	\$815.41	\$505.11	\$310.30	\$1,042.29	\$1,042.29	\$0.00	\$1,857.69	\$1,547.39
Single Family 40'	258	\$1,164.86	\$721.58	\$443.28	\$1,488.96	\$1,488.96	\$0.00	\$2,653.82	\$2,210.54
Single Family 50'	294	\$1,456.08	\$901.98	\$554.10	\$1,861.19	\$1,861.19	\$0.00	\$3,317.27	\$2,763.17
Single Family 60'	174	\$1,747.30	\$1,082.37	\$664.92	\$2,233.43	\$2,233.43	\$0.00	\$3,980.73	\$3,315.81
	802								

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

Angel Montagna
District Manager



July 17, 202626-01661P

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-002518
CITY OF NEW PORT RICHEY,
Plaintiff, v.
THERESA L. LEMON,
Defendant(s),
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated June 24, 2026 and entered in Case No. 25-CA-002518 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 Theresa L. Lemon 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 24, 2026 the following described properties set forth in said Final Judgment to wit:

LOT 124, CONGRESS PARK, as recorded in Plat Book 10, Page

140, Public Records of Pasco County, Florida.
Property No.: 33-25-16-076A-00000-1240
Address: 6514 Celeste Lane, New Port Richey, FL 34653
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 8, 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 17, 24, 202626-01689P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.
2026CA001883CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4
Plaintiff vs.
THE ESTATE OF GEORGE BROWN; ET AL.
Defendants
TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
4536 Heron Ldg
New Port Richey FL 34652
YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against

you in Pasco County, Florida regarding the subject property with a legal description, to-wit:

LOT 20, RESERVE AT SEA FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 17-20, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiffs attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 08/17/2026, and file the original with the clerk of this court at 7530 Little Road - Suite 220, New Port Richey, Florida 34654 either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will 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 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 on July 10, 2026
Nikki Alvarez-Sowles
CLERK OF THE COURT
(SEAL)
Deputy Clerk: Haley Joyner
As Deputy Clerk

July 17, 24, 202626-01703P

FIRST INSERTION

DEL WEBB BEXLEY 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 Del Webb Bexley Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE:
August 19, 2026
TIME:
1:00 p.m.
LOCATION:
Del Webb Bexley Clubhouse
19265 Del Webb Blvd.
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 (“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 # of Units/Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Single Family 40’	231	1.00	\$867.50
Single Family 50’	413	1.00	\$867.50
Single Faily 65’	206	1.00	\$867.50

*includes collection costs and early payment discounts

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County (“County”) Tax 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 all benefitted property. 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, Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 994-1001 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://delwebbbexleyccd.vglobaltech.com>. 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 17, 202626-01658P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2025CA003759CAAXWS
Freedom Mortgage Corporation,
Plaintiff, vs.
Robert Brett Mengel, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003759CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert Brett Mengel; Bridget Mengel; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 24th day of

August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 8, CITY OF NEW PORT RICHEY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:
05-26-16-0030-00800-0030

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 14th day of July, 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-F03503
July 17, 24, 202626-01708P

Q&A

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V22

--- PUBLICS ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PALMETTO RIDGE II
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION
197.3632(4)(b), FLORIDA STATUTES, BY THE PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“Board”) of Palmetto Ridge II Community Development District (“District”) will hold public hearings and a regular meeting at 10:00 a.m. on August 6, 2026, at the Hampton Inn & Suites by Hilton – Tampa / Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Master Engineer's Report, dated June 2026 (“Improvement Plan”). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager's Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements benefitting the District (“Improvements”) are currently expected to include, but are not limited to, stormwater improvements, water, wastewater, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the initial boundaries of the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated June 30, 2026 (“Assessment Report”), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit (“ERU”) basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$42,090,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Townhome	0.60	\$29,266.43	\$2,765.60
SF 50'	1.00	\$48,777.38	\$4,609.33
SF 65'	1.30	\$63,410.59	\$5,992.13

*includes interest, collection fees and early payment discount allowances

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments may be collected on the Pasco County (“County”) tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 10:00 a.m. on August 6, 2026, at the Hampton Inn & Suites by Hilton – Tampa / Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's 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 at 1-800-955-8770 for aid in contacting the District Manager's Office.

RESOLUTION NO. 2026-36

[MASTER 170.03 DELCARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION

WHEREAS, the Board of Supervisors (the “Board”) of the Palmetto Ridge II Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/ or maintain the infrastructure improvements (the “Improvements”) described in the District's Master Engineer's Report, dated June 2026, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology Report, dated June 30, 2026, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$30,525,000 (the “Estimated Cost”).

SECTION 5. The Assessments will defray approximately \$42,090,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency. which is the anticipated maximum par value of any bonds and which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency, as set forth more in Exhibit B, and which is in addition to interest and collection costs.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than (30) thirty yearly installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of June, 2026.

Attest:

/s/ Kristen Suit
Secretary/Assistant Secretary

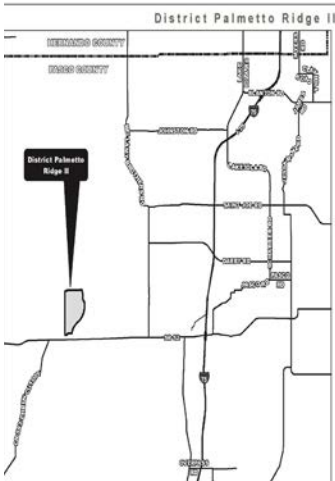
PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT

/s/ Brady Lefere
Chair /Vice Chair, Board of Supervisors

Exhibit A: Master Engineer's Report, dated June 2026

Exhibit B: Master Special Assessment Methodology Report, dated June 30, 2026

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT



July 17, 24, 2026

26-01669P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512026CP000998CPAXES
Division I
IN RE: ESTATE OF
KAREN G. WYANT, a/k/a
KAREN MACARTHUR WYANT
Deceased.

The administration of the estate of KAREN G. WYANT, a/k/a KAREN MACARTHUR WYANT, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 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 17, 2026.

Personal Representative:

PAULA R. BECK
39419 Sterling Drive
Zephyrhills, FL 33542
Attorney for Personal Representative:
STEPHEN D. CARLE, Attorney
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
July 17, 24, 2026 26-01691P

FIRST INSERTION

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Palmetto Ridge II Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 10:00 a.m.
LOCATION: Hampton Inn & Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the remainder of the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budgets”). 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 Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager's Office”), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings 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 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.

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 17, 24, 2026

26-01673P

FIRST INSERTION

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Palmetto Ridge II Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 10:00 a.m.
LOCATION: Hampton Inn & Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the remainder of the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budgets”). 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 Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager's Office”), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings 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 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.

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 17, 24, 2026

26-01668P

PUBLICS

FIRST INSERTION

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (“Board”) of the Palmetto Ridge II Community Development District (the “District”) and the Auditor Selection Committee (“Audit Committee”) of the District will hold a regular meeting and audit committee meeting 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 Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. 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 for the meetings may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”), during normal business hours. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions where one or more supervisors will participate by telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
July 17, 2026

26-01670P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District

The Board of Supervisors (the “Board”) of the Meadow Pointe III Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday August 19, 2026, at 6:30 p.m. at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 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 <http://www.meadowpointe3.org>, or may be obtained by contacting the District Manager’s office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 1,788 units in the District is \$1,776.35. This is preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments or other District 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.

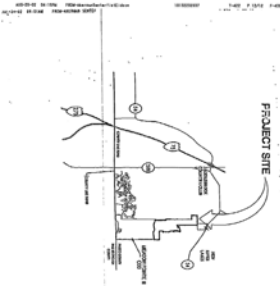
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

Darryl Adams
District Manager



July 17, 2026

26-01667P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received request to withdraw the permit application number 936502 from Mattamy Tampa/Sarasota, LLC 4107 Crescent Park Drive Riverview, FL 33578. Application received: 3/5/2026. Proposed activity: petition for formal determination. Project name: Old 52 Wetland Delineation Application. Project size: 106.00 acres Location: Section(s) 3,10, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The withdrawal is effective as of July 8, 2026.

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

July 17, 2026

26-01686P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers East Community Development District

The Board of Supervisors (the “Board”) of the Two Rivers East Community Development District (the “District”) will hold a public hearing and regular meeting on Tuesday, August 18, 2026, at 11:00 a.m., at the Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34648.

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 regular 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.tworiverseastcdd.com at least two (2) days before the meeting, or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.

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 2027 vs. Fiscal Year 2026										
ASSESSMENT ALLOCATION										
Assessment Area One - Parcels E-1, E-2, F-1 & F-2										
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 40'	560	\$1,300.23	\$871.32	\$428.91	\$1,383.00	\$1,383.00	\$0.00	\$2,683.23	\$2,254.32	\$428.91
Single Family 50'	446	\$1,625.29	\$1,089.15	\$536.14	\$1,729.00	\$1,729.00	\$0.00	\$3,354.29	\$2,818.15	\$536.14
Single Family 60'	204	\$1,950.35	\$1,306.98	\$643.37	\$2,074.00	\$2,074.00	\$0.00	\$4,024.35	\$3,380.98	\$643.37
	1210									

ASSESSMENT INCREASE ANALYSIS				
Product		Assessment Increase		
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Single Family 40'		\$104,626.74	0.0%	\$0.00
Single Family 50'		\$104,159.66	0.0%	\$0.00
Single Family 60'		\$57,171.04	0.0%	\$0.00
Total		\$265,957.45	Collection costs included	

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
FY 2027	FY 2026	FY 2025	FY 2024	
\$1,300.23	\$871.32	\$871.32	\$228.40	
\$1,625.29	\$1,089.15	\$1,089.15	\$285.50	
\$1,950.35	\$1,306.98	\$1,306.98	\$342.61	

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

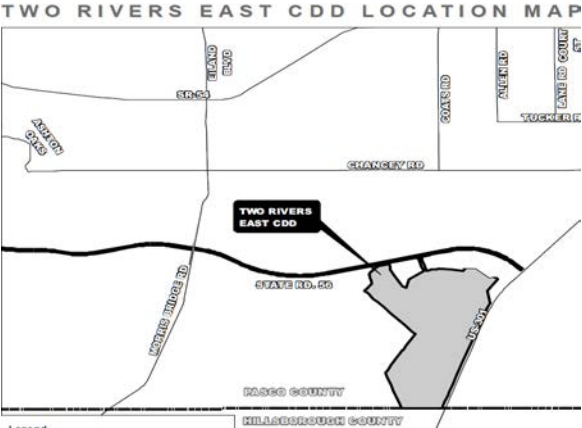
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

Angel Montagna
District Manager



July 17, 2026

26-01675P

FIRST INSERTION

VIDA'S WAY 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 Vida’s Way Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn & Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 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://vidaswaycdd.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 17, 2026

26-01700P

FIRST INSERTION

WHISPERING PINES 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 Whispering Pines Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 9:30 a.m.
LOCATION: Hampton Inn & Suites by Hilton
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 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://whisperingpinescdd.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 17, 24, 2026

26-01701P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Digital Marketing Lighthouse, located at 1616 Davenport Drive, in the City of New Port Richey, County of Pasco, State of FL, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 14 of July, 2026.

NEW MARKETING LIGHTHOUSE, INC.
1616 Davenport Drive
New Port Richey, FL 34655
July 17, 2026

26-01712P

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 Florida Para Con located at 2653 Bruce B. Downs Blvd. Suite 106-68 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 8th day of July, 2026

Jennifer Bell
Owner, Busy Quill Press, LLC
July 17, 2026

26-01695P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 08/10/2026 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: KV DIAMONDS MOTORS LLC 1HGCVF138MA001114 2021 HOND11868.1/5J8YD9H37RL004778 2024 ACUR 15378.01 TEL: 813-697-1791 MV#: MV117116 LOCATION: 8323 BROKEN WILLOW LN PORT RICHEY, FL 34668/ TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

July 17, 2026

26-01694P

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 Well Deserved Travel Company located at 7314 Skyview Ave, in the County of Pasco, in the City of New Port Richey, Florida 34653 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 14 day of July, 2026.

Kristen L Christen
July 17, 2026

26-01713P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Wiregrass Community Development District (the “District”) hereby gives the public notice of its intention to develop revised Rules of Procedure (the “Proposed Rules”) to govern the operations of the District. The rule number for the Proposed Rule of the District 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, 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 Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com.

Sean Craft, District Manager
Wiregrass Community Development District
July 17, 202626-01677P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Wiregrass II Community Development District (the “District”) hereby gives the public notice of its intention to develop revised Rules of Procedure (the “Proposed Rules”) to govern the operations of the District. The rule number for the Proposed Rule of the District 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, 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 Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com.

Sean Craft, District Manager
Wiregrass II Community Development District
July 17, 202626-01678P

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 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. 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.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 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.

Tish Dobson
District Manager
July 17, 202626-01676P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Vista Walk Community Development District (the “District”) will hold a public hearing and a meeting Tuesday, August 11, 2026, at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34638.

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

The 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.

Bryan Radcliff
District Manager
July 17, 24, 202626-01682P

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. 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.sevenoakscdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at lcatoria@rizzetta.com or via phone at (813) 933-5571.

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.

Lisa Castoria
District Manager
July 17, 202626-01679P

FIRST INSERTION

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

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

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

Sean Craft
District Manager
July 17, 202626-01681P

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ATTORNEY-CLIENT SESSION, EXECUTIVE SESSION AND REGULAR BOARD MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the Asturia Community Development District (“District”) will conduct an attorney-client shade session and a regular Board meeting at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on July 28, 2026, at 5:30 p.m. The attorney-client shade session is expected to start at 5:30 p.m. The regular Board meeting is expected to start at 6:00 p.m. or immediately after the conclusion of the District’s attorney-client shade session, whichever is later.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Asturia Community Development District v. RIPA & Associates, LLC, Case Number 2024-CC-005917-CCAX-WS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski, Esq.; Paige Greenlee, Esq.; Brian Young, District Manager; Matt Azriel, Field Manager; and Supervisors Amanda Weaver, Jonathan Robert Tietz, Jesse Lamb, Samuel Whitten, and Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

In addition to the closed attorney-client shade session, the Board will hold a regular Board meeting to discuss any business which may come before the Board. In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District’s security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The 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. A copy of the agenda for this meeting may be obtained from the offices of the District Manager, Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Phone: (813) 344-4844 (“District Office”), during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three business days before the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

July 17, 202626-01715P

FIRST INSERTION

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

CASE NO.: 2024CA002344CAAXES

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOSE FRANCISCO GARCIA; UNKNOWN SPOUSE OF JOSE FRANCISCO GARCIA; ASHLEY NOEL MUNDY; UNKNOWN SPOUSE OF ASHLEY NOEL MUNDY; PARKVIEW AT LONG LAKE RANCH HOMEOWNERS 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(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 2, 2026 entered in Civil Case No. 2024CA-002344CAAXES 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 JOSE FRANCISCO GARCIA; ASHLEY NOEL MUNDY; PARKVIEW AT LONG LAKE RANCH HOMEOWNERS 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 August 18, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 29, BLOCK 9 OF PARKVIEW AT LONG LAKE RANCH PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE(S) 146,

OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 19415 Monarch Wind Way, Lutz, FL 33558

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: flrealprop@kelleykronenberg.com
/s/ Taj S. Foreman
Taji S. Foreman
FBN: 0058606
File No: 2390.000268
July 17, 24, 202626-01687P

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

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

IN THE NEWS

PUBLICS

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Talavera Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday, August 19, 2026, at 6:00 p.m. at Talavera Amenity Center located at 18955 Roccoo Road, Spring Hill, Florida 34610.

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.talaveracdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at craft@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.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027 O&M ASSESSMENT SCHEDULE			
TOTAL O&M BUDGET		\$1,558,470.00	
COLLECTION COSTS @ 2%		\$33,158.94	
EARLY PAYMENT DISCOUNT@ 4%		\$66,317.87	
TOTAL O&M ASSESSMENT		\$1,657,946.81	
LOT SIZE	UNITS	FY 2026/2027 O&M PER LOT	INCREASE FROM PREVIOUS YEAR
Single Family(all sizes)	798	\$2,077.63	\$316.68
TOTAL UNITS	798		

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.

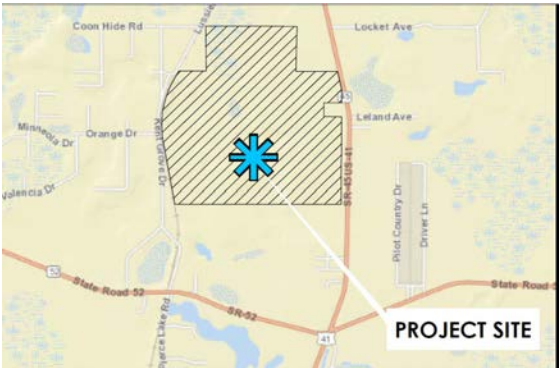
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be 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 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 17, 2026

26-01680P

FIRST INSERTION

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

CASE NO.: 2023-CA-003698

THE HUNTINGTON NATIONAL BANK AS SUCCESSOR BY MERGER TO CADENCE BANK, Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA BARNES A/K/A SANDRA ELISE BARNES, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 25, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 789, THE LAKES, UNIT FOUR, according to the plat thereof recorded in Plat Book 18,

Pages 40 and 41, inclusive, of the Public Records of Pasco County, Florida.

Property Address: 8019 Colton Dr, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive,

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

SUBMITTED on this 13th day of July, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

July 17, 24, 2026

26-01710P

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. 2026CA001293CAAXWS

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.

STEVEN J. ZIMMERMAN A/K/A STEVEN ZIMMERMAN AND MARY ZIMMERMAN. et. al. Defendant(s),

TO: MARY ZIMMERMAN,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 310, GULF HARBOR WOODLANDS, SECTION 30-D, AS SHOWN ON MAP OR

PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 126-132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before AUGUST 17, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

Richey; (352) 521-4274; ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 10 day of July, 2026

NIKKI ALVAREZ-SOWLES

CLERK OF THE CIRCUIT COURT

(SEAL) BY: Haley Joyner

DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: fmail@raslg.com

26-399265

July 17, 24, 2026

26-01697P

FIRST INSERTION

PALMETTO RIDGE 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 Palmetto Ridge Community Development District (“District”) will hold the following two public hearings and a regular meeting on Tuesday, August 18, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34648.

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/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 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. 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:

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026												
Series 2026 AA1 (Phases 1A-C)												
Fiscal Year 2027												
Lot Size	O&M Units	Debt Units	O&M Per Unit	Debt Per Unit	FY 2027 Total	O&M Per Unit	Debt Per Unit	FY 2026 Total	Total Increase / (Decrease) in Annual Assmt			
SINGLE FAMILY 40	115	115	\$932.86	\$1,489.36	\$2,422.23	\$932.86	\$1,489.36	\$2,422.36	-\$0.14			
SINGLE FAMILY 50	292	292	\$1,166.08	\$1,861.70	\$3,027.78	\$1,167.00	\$1,861.70	\$3,028.70	-\$0.92			
SINGLE FAMILY 60	114	114	\$1,399.30	\$2,234.04	\$3,633.34	\$1,400.00	\$2,234.04	\$3,634.04	-\$0.70			
SUBTOTAL	521	521										
Series 2026 AA2 (Phases 1D, 3, 4)												
Fiscal Year 2027												
Lot Size	O&M Units	Debt Units	O&M Per Unit	Debt Per Unit	FY 2027 Total	O&M Per Unit	Debt Per Unit	FY 2026 Total	Total Increase / (Decrease) in Annual Assmt			
SINGLE FAMILY 40	137	137	\$932.86	\$1,489.36	\$2,422.23	\$932.86	\$0.00	\$933.00	\$1,489.23			
SINGLE FAMILY 50	482	482	\$1,166.08	\$1,861.70	\$3,027.78	\$1,167.00	\$0.00	\$1,167.00	\$1,860.78			
SINGLE FAMILY 60	297	297	\$1,399.30	\$2,234.04	\$3,633.34	\$1,400.00	\$0.00	\$1,400.00	\$2,233.34			
SINGLE FAMILY 65	134	134	\$1,492.58	\$2,420.21	\$3,912.80	\$1,167.00	\$0.00	\$1,167.00	\$2,745.80			
SINGLE FAMILY 70	134	134	\$1,632.51	\$2,792.55	\$4,425.07	\$1,400.00	\$0.00	\$1,400.00	\$3,025.07			
SUBTOTAL	1,184	1,184										
Future Development AA3												
Fiscal Year 2027												
Lot Size	O&M Units	Debt Units	O&M Per Unit	Debt Per Unit	FY 2027 Total	Average O&M Per Unit	Debt Per Unit	FY 2026 Total	Total Increase / (Decrease) in Annual Assmt			
To be determined	164	164	\$1,262.68	\$0.00	\$1,262.68	\$1,262.68	\$0.00	\$1,262.68	\$0.00			
SUBTOTAL	164	164										
Total Units		1,868	1,868									

The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Notwithstanding the chart above, the O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2026/2027, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. **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.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, 813-873-7300 (“District Manager’s Office”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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 and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty

(20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

District Manager
Angel Montagna

July 17, 2026

26-01683P

FIRST INSERTION

NOTICE OF ACTION

Constructive Service of Process IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CASE NO. 2026CA001127CAAXES

Honorable Judge: BARTHLE, SUSAN GARDNER

PLANET HOME LENDING, LLC Plaintiff, vs.

BRUCE ABOOD; UNKNOWN SPOUSE OF BRUCE ABOOD; TALAVERA MASTER ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants,

TO: BRUCE ABOOD and UNKNOWN SPOUSE OF BRUCE ABOOD.

Last Known Address: 18478 CORTES CREEK BLVD, SPRING HILL, FL 34610.

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 18478 CORTES CREEK BLVD, SPRING HILL, FL 34610, and more particularly described as follows:

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.

APN No. 04-25-18-0040-01300-0220

COMMONLY KNOWN AS: 18478 Cortes Creek Blvd, Spring Hill, FL 34610

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff’s attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 within 30 days from the first proof of 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE AUGUST 17TH, 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 ON: July 10, 2026.

(Seal) Nikki Alvarez-Sowles, ESQ.

Pasco County Clerk of Court and Comptroller

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

July 17, 24, 2026

26-01698P

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Business Observer

--- PUBLICS ---

FIRST INSERTION

WESBRIDGE 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 Wesbridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

Date: August 17, 2026
Time: 5:30 p.m.
Location: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
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 ("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 benefitted 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family 40'	148	0.80	\$1,425.95
Single Family 50'	157	1.00	\$1,782.43
Single Family 60'	46	1.20	\$2,138.92

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.

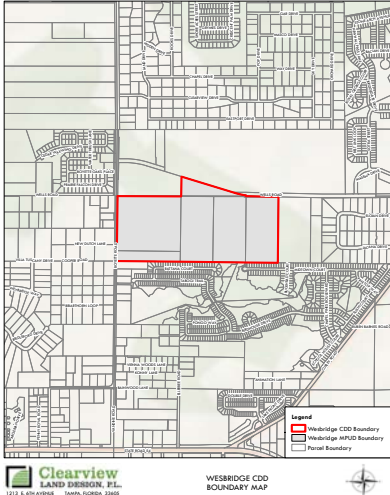
Additional Provisions

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 Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 933-5571 ("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 17, 24, 2026

26-01684P

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 fictitious name of THE OPAL AT NEW PORT RICHEY located at: 2804 DEL PRADO BLVD. STE 106 in the city of CAPE CORAL, FL 33904 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 14th day of July 2026.
OWNER:
OSL GV 3 HOLDINGS LLC
6120 CONGRESS ST
NEW PORT RICHEY, FL 34653
OSL NPR OPERATING LLC
6120 CONGRESS ST
NEW PORT RICHEY, FL 34653
July 17, 2026 26-01729P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/31/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 HILC mobile home bearing vehicle identification number HF4914E and all personal items located inside the mobile home. Last Tenant: Conniann Marie Frye. Sale to be held at: Bedrock Wood Dale LLC, 37924 Boston Avenue, Zephyrhills, Florida 33542, (813) 782-1615.
July 17, 24, 2026 26-01740P

FIRST INSERTION

LONG LAKE RANCH 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 Long Lake Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:

Date: August 6, 2026
Time: 6:00 PM
Location: Long Lake Ranch Clubhouse
19037 Long Lake Ranch Blvd
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 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, Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746, (407) 966-7629 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://longlakeranchcdd.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.

July 17, 2026

26-01723P

FIRST INSERTION

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

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

Date: August 19, 2026
Time: 6:30 p.m.
Location: Meadow Pointe II Clubhouse
30051 County Line Road
Wesley Chapel, FL 33543

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:

O&M Assessments														
Parcel Unit	Subdivision	Product Type	# of Lots	General Fund		Garbage/Solid Waste		Special Village		Deed Restriction Enforcement Fund		Total O&M Assessment	Total O&M Assessment	% Increase/Decrease
				Assessment Amount	EAU Factor	Assessment Amount	EAU Factor	Assessment Amount	EAU Factor	Assessment Amount	EAU Factor			
95.1	Phonograph	600 x 120 SF	77	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.2	Phonograph	400 x 120 SF	63	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.3	Phonograph	400 x 120 SF	90	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.4	Over Run	400 x 120 SF	48	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.5	Over Run	400 x 120 SF	51	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.6	Over Run	400 x 120 SF	25	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.7	Master Plan	400 x 120 SF	38	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.8	Master Plan	400 x 120 SF	39	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.9	Longleaf	120 x 120 DWS	124	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.10	Longleaf	120 x 120 DWS	90	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.11	Cypress Ridge	120 x 120 DWS	44	0.57	\$629.83	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$629.83	24.00%
95.12	Cypress Ridge	120 x 120 DWS	62	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$1,125.57	\$927.93	21.40%
95.13	Arland Wood	FWP	24	0.33	\$366.57	0	\$0.00	0	\$0.00	0	\$0.00	\$266.57	\$366.54	27.39%
95.14	Arland Wood	FWP	158	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.83	16.70%
95.15	Arland Wood	120 x 120 DWS	86	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.16	Clanman	400 x 120 SF	64	1	\$1,109.70	1	\$226.00	1	\$79.42	1	\$605.32	\$1,545.84	\$1,368.26	11.92%
95.17	Surfside	120 x 120 DWS	124	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.18	Surfside	120 x 120 DWS	174	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.19	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.20	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.21	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.22	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.23	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.24	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.25	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.26	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.27	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.28	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.29	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.30	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.31	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.32	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.33	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.34	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.35	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.36	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.37	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.38	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.39	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.40	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.41	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.42	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.43	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.44	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.45	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.46	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.47	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.48	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.49	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.50	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.51	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.52	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.53	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.54	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.55	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.56	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.57	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.58	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.59	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.60	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.61	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.62	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.63	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.64	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.65	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.66	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.67	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.68	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.69	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.70	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.71	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.72	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.73	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.74	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.75	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.76	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.77	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.78	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.79	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.80	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.81	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.82	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.83	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.84	Northbrook	120 x 120 DWS	102	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.85	Northbrook	120 x 120 DWS	134	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.93	24.00%
95.86	Northbrook	120 x 120 DWS	170	0.87	\$927.93	0	\$0.00	0	\$0.00	0	\$0.00	\$779.67	\$927.	

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 51-2026-CP-000623
IN RE: THE ESTATE OF BOBBY LEE BLACK, Deceased.

The administration of the estate of Bob- by Lee Black, deceased, whose date of death was January 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 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 oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 17, 2026.

Personal Representative:
Tyashia L. Black-Wilson
1561 Alligator Street
Saint Cloud, Florida 34771
Counsel for Personal Representative:
Michael T. Bostick, Esq.
Florida Bar Number: 43369
BOSTICK LAW GROUP, PLLC
1000 West McNab Road, Suite 111
Pompano Beach, FL 33069
Tel. (954) 369-5530
Fax: (954) 573-6456
mbostick@bosticklawgroup.com
July 17, 24, 2026 26-01690P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000984
IN RE: ESTATE OF HELEN M. SCANLON Deceased.

The administration of the estate of Helen M. Scanlon, deceased, whose date of death was April 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, Florida 34654. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 spec- ified 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 17, 2026.

Personal Representative:
Patrick Scanlon
117 Elm Avenue #5
Glenside, Pennsylvania 19038
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
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Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
July 17, 24, 2026 26-01711P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 9th day of March, 2026, in the cause wherein Suncoast Credit Union, was Plaintiff, and Ronald Fish, was Defendant, being case number 2022CC005024/WS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Ronald Fish, in and to the follow- ing described property, to wit:
2024 Grey Tesla Model S VIN # 5YJSA1E57RF536264

I shall offer this property for sale "AS IS" on August 20, 2026, at 10:00 AM, or as soon thereafter as possible, at Crockett's Towing, 13601 US-41, Spring Hill, FL 34610, in the County of Pasco, State of Florida. I will offer for sale all of the Defen- dant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Wetherington Hamilton PA
812 West Dr Martin Luther King Jr Boulevard
Ste 101
Tampa, FL 33603
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Sgt M. Adamo, Deputy Sheriff
July 17, 24, 31; August 7, 2026 26-01706P

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 104.20 acres to serve the resi- dential subdivision project known as Mitchell 41 E1 Phase 1. The project is located in Pasco County, Section(s) 21,22,27,28,29, Township 24 South, Range 18 E. The permit applicant is James & Dorothy Mitchell Investments, Ltd. 7916 Evolutions Way Trinity, FL 34065. The Permit No. is 43046759.002.

The file(s) pertaining to the project referred to above is available for inspec- tion 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 regard- ing 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 Adminis- trative 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 dis- puted 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 Brooks- ville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of pub- lication 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 accor- dance 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 17, 2026 26-01714P

FIRST INSERTION

EPPERSON RANCH II 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 Epperson Ranch II Community Develop- ment District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 5:00 PM
LOCATION: 32711 Windelstraw Drive
Wesley Chapel, Florida 33545

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, Kristee Cole, 313 Campus Street, Celebration, FL 34747, (813) 382-7355 ("District Man- ager's Office"), during normal business hours, or by visiting the District's website at eppersonranch2cdd.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 evi- dence upon which such appeal is to be based.

District Manager
Alize Aninipot
July 17, 24, 2026 26-01716P

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 DKI Robotics located at 6013 Wesley Grove Boulevard, Suite 202 in the City of Tampa, Pasco, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
DK Innovation Corp.
Arnaud Dekytspotter
July 17, 2026 26-01696P

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 Main Event Managed Services located at 9935 Allendale St in the City of Wes- ley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
Jared Shapiro
July 17, 2026 26-01702P

--- PUBLICS ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Blackwell 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 num- ber is ROP-2026-1.

The Rules of Procedure will address such areas as the Board of Supervisors, of- ficers and voting, district offices, public information and inspection of records, poli- cies, public meetings, hearings and workshops, rulemaking proceedings, competi- tive 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, con- tractual 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 ef- fective 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 in- clude, 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 docu- ments, 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.

Jordan Lansford, District Manager
Blackwell Community Development District
July 17, 2026 26-01707P

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. 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.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 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 impair- ment should contact the District Manager's office at least 48 hours prior to the meet- ing. 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 evi- dence upon which such appeal is to be based.

Christina Newsome
District Manager
July 17, 2026 26-01720P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Summerstone 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 Supervi- sors, officers and voting, district offices, public information and inspection of re- cords, 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 effi- cient 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 re- vised 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 incorpo- rated 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.

Jamie Otero, District Manager
Summerstone Community Development District
July 17, 2026 26-01721P

FIRST INSERTION

Notice of Public Sale
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property Described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801- 83.809) Notice of Sale under said Act to With:
Richard Wayne Howle:
Space 6032 - 2017 25' SGAC
Black Cargo Trailer
The sale of property will be advertised and held at auction July 31, 2026, and ending August 7, 2026 online with www.Bid13.com.

Personal property/goods belonging to individual listed is located at EZ Mini Storage, 15830 US Highway 19, Hud- son, FL 34667.
Contents purchased must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligat- ed party. We reserve the right to refuse any bids.
July 17, 24, 2026 26-01737P

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

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

Rarely do consumers specifically search online for public notices.

IV/823Z_V/2

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es- quire, Brock & Scott, PLLC., the Plain- tiff'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

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

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

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

Larry Krause
District Manager
July 17, 2026

26-01717P

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.
2025CA003836CAAXWS
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
SHAWN RUPPENTHAL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 08, 2026 in Civil Case No. 2025CA003836CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Shawn Ruppenthal, 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 10th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 46, of Lakeside Phase 1A, 2A & 5, according to the plat thereof, as recorded in Plat Book 61, Page 27, 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
25-14242FL

July 17, 24, 2026

26-01726P

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Harvest Hills South 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 10, 2026.

A public hearing will be conducted by the Board of Supervisors (the “Board”) District on August 18, 2026, at 11:00 a.m. at the 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, Phone (561) 571-0010, adamsc@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.

Chesley E Adams, Jr., District Manager
Harvest Hills South Community Development District
July 17, 2026

26-01744P

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. 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.norhar1ofpascoedd.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 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.

David Wenck
District Manager
July 17, 2026

26-01718P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000018CAAXWS
MIDFIRST BANK
Plaintiff, v.
LISA M GOTELLI F/K/A LISA M.
LALL; UNKNOWN SPOUSE OF
LISA M. GOTELLI F/K/A LISA M.
LALL; UNKNOWN TENANT 2;
UNKNOWN TENANT 1; PASCO
COUNTY, FLORIDA; UNITED
STATES OF AMERICA, DEPART-
MENT OF HOUSING AND URBAN
DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 16, 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 110, BROWN ACRES
UNIT FIVE, ACCORDING TO
THE MAP OR PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 9, PAGE 77, PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.
a/k/a 11041 GRANT DR, PORT
RICHEY, FL 34668-2218

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on August 10, 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 10 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
1000011303
July 17, 24, 2026

26-01725P

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF
HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (“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 10, 2026.

A public hearing will be conducted by the Board of Supervisors (“Board”) of Harvest Hills Community Development District (“District”) on August 18, 2026, at 11:00 a.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 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 (defined below).

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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, adamsc@whhassociates.com (“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.

Chesley E Adams, Jr., District Manager
Harvest Hills Community Development District
July 17, 2026

26-01743P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000970-CPAXES
IN RE: ESTATE OF MARIA LUISA
FIGUEROA,
Deceased.

The administration of the estate of Maria Luisa Figueroa, deceased, whose date of death was September 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is: Clerk: Nikki Alvarez-Sowles, 38053 Live Oak Avenue Dade City, FL 33523. The names and addresses of the personal representatives and the personal representatives’ attorney are set forth below.

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

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

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

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

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 17, 2026.

Personal Representative:
Ivan Figueroa
13721 Springer Lane
Tampa, FL 33625
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
July 17, 24, 2026

26-01704P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000878
Division WS
IN RE: ESTATE OF
DUDLEY C. WOODSON,
Deceased.

The administration of the estate of Dudley C. Woodson, deceased, whose date of death was February 22, 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 Friday, July 17, 2026.

Personal Representative:
ROBERT J. KELLY, ESQ.
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761

Attorney for Personal Representative:
ROBERT J. KELLY, ESQ.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
July 17, 24, 2026

26-01727P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT IN AND
FOR THE SIXTH JUDICIAL CIR-
CUIT IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO: 2025-CA-00350
Division:
Judge: Kimberly Sharpe Byrd
FRIDAY SUNSET, LLC
Plaintiff, v.
TWIN CAM MANAGEMENT
CONSULTING, LLC, et. al.
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to Final Judgment entered on July 1, 2026 in Pasco County case Friday Sunset, LLC v. Twin Cam Management Consulting, LLC, et. al. with case number 2025-CA-000350, the clerk, NIKKI ALVAREZ-SOWLES, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 1, BLOCK 3, MAGNOLIA VALLEY UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 104, OF THE PUBLIC RECORDS OF PASCO, COUNTY, FLORIDA.

and commonly known as 7425 Betula Drive, New Port Richey, FL 34653, including the building, appurtenances, and fixtures located therein at public sale to the highest and best bidder, for cash, in an online sale at: <http://www.pasco.realforeclose.com> beginning at 11:00 a.m. eastern standard time on AUGUST 19, 2026 in accordance with Chapter 45.031 Florida Statutes.

ANY PERSON CLAIMING ANY

INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIST PENDENS MUST FILE A CLAIM NOT LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

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.”

Dated this July 15, 2026.
/s/ Christopher Hixson, Esq.
Hixson Law Group
800 East Bay Drive, Suite A
Largo, FL 33770
Tel (main): 833-203-5294
Tel (direct): 321-325-1076
Fax: 1-813-423-6676
E-mail: Chris@hixlawgroup.com
Attorneys for Plaintiff
July 17, 24, 2026

26-01736P

PUBLICS

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the New River Community Development District (the “District”) will hold a public hearing and a meeting Monday, August 17, 2026, at 5:30 p.m. at the New River Amenity Center located at 5227 Autumn Ridge Drive, 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.newrivercdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at byoung@gms-tampa.com or via phone at (813) 344-4844 ext. 107.

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 or Acres	EAU/ERU Factor	Proposed O&M Assessment
Townhome	143 Units	.73	\$877.35
Single Family 34’	76 Units	.78	\$937.44
Single Family 40’	25 Units	1.00	\$1,201.84
Single Family 45’	161 Units	1.00	\$1,201.84
Single Family 50’	50 Units	1.18	\$1,418.18
Single Family 55’	196 Units	1.18	\$1,418.18
Single Family 60’	2 Units	1.52	\$1,826.80
Single Family 65’	56 Units	1.52	\$1,826.80
Undeveloped	113.34 Acres	.90	\$1,081.68

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.

Brian Young
District Manager



July 17, 2026

26-01719P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-1047

IN RE: ESTATE OF MICHAEL L. HEROLD

AKA MICHAEL LAWRENCE HEROLD

Deceased.

The administration of the estate of Michael L. Herold aka Michael Lawrence Herold, deceased, whose date of death was May 18, 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 the 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 STATUES 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 17, 2026.

Kelly L. Riley
Personal Representative
822 Wyoming Street
Dayton, OH 45410
(address)

Wayne R. Coulter
Attorney for Personal Representative
Email Addresses:
info@delzercoulter.com
Florida Bar No. 114585
7920 U.S. Highway 19
Port Richey, FL 34668
(address)
Telephone: (727) 848-3404
July 17, 24, 2026

26-01734P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. File No. 2026-CP-1008

IN RE: ESTATE OF KATHERINE D. SPARKS

AKA KATHERINE DEVINE SPARKS

Deceased.

The administration of the estate of Katherine D. Sparks aka Katherine Devine Sparks, deceased, whose date of death was April 19, 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 the 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 STATUES 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 17, 2026.

Jane McPhillips
Personal Representative
23 Karynel Drive
South Portland, ME 04106

Rebecca C. Bell
Attorney for Co-Personal Representatives
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
July 17, 24, 2026

26-01742P

FIRST INSERTION

ZEPHYR RIDGE 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 Zephyr Ridge Community Development District (“District”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 24, 2026
TIME: 5:00 p.m.
LOCATION: Zephyrhills Train Depot Museum
39110 South Avenue
Zephyrhills, FL 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“Proposed Budget”) for the Fiscal Year beginning October 1, 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Apartments	208	0.75	\$219.85
SF 50’ Phase 1A	84	1	\$1394.85
SF 55’ Phase 1A	114	1	\$1394.85
SF 65’ Phase 1A	115	1.18	\$1645.92
Commercial	70	0.2	\$175.88

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, 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.

Zephyr Ridge
Community Development District
District Manager



July 17, 24, 2026

26-01722P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Copperspring Community Development District (the “District”) will hold a public hearing and a regular meeting on Tuesday, August 11, 2026, at 11:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 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 two (2) days before the meeting at www.copperspringcdd.org, or may be obtained by contacting the District Manager’s office via email at craft@rizzetta.com or via phone at (813) 933-5571.

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

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

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

Sean Craft
District Manager
July 17, 24, 2026

26-01739P

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business Observer

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Angeline Community Development District (the “District”) will hold a public hearing and a meeting 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.angelinecdd.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)
TH II	266	0.67	\$285.19
50’	113	1.00	\$2,940.48
60’	149	1.20	\$510.78
60’	72	1.20	\$3,528.58

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.

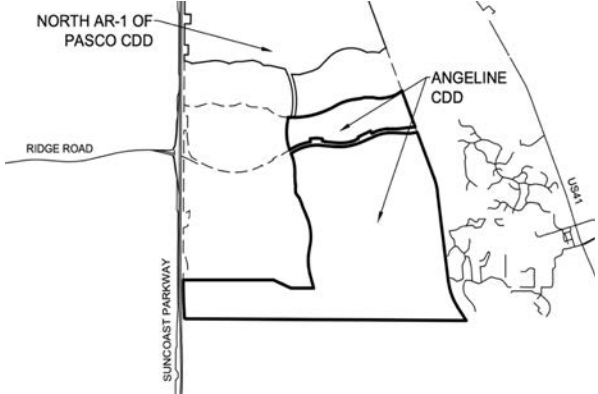
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be 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 17, 2026

26-01731P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Zephyr Lakes Community Development District (the “District”) will hold a public hearing and a meeting Wednesday, August 12, 2026, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 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.zephyrlakescdd.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)
TH	54	0.45	\$211.73
40’	70	0.80	\$1,743.87
50’	394	1.00	\$2,179.84
50’	70	1.00	\$470.51

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.

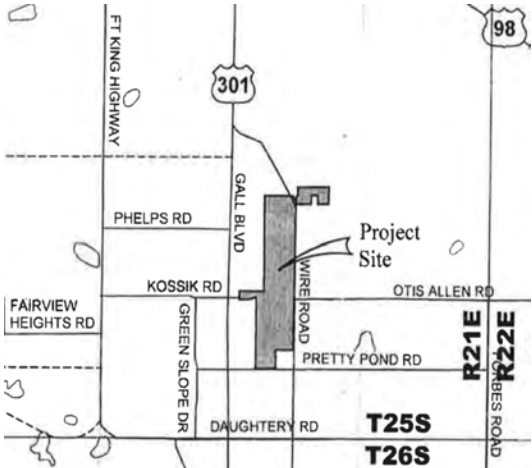
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be 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 17, 2026

26-01733P

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Mirada II Community Development District (the “District”) will hold a public hearing and a meeting Wednesday, August 12, 2026, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 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.mirada2cdd.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)
20-22(TH) Parcel 27	290	0.44	\$804.38
27’ (TH)	120	0.54	\$106.13
27’ (TH)	132	0.54	\$987.20
28’ (TH)	504	0.56	\$1,023.76
35’	98	0.70	\$1,279.70
40’	258	0.80	\$1,462.52
50’	451	1.00	\$1,828.15
60’	321	1.20	\$2,193.78

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.

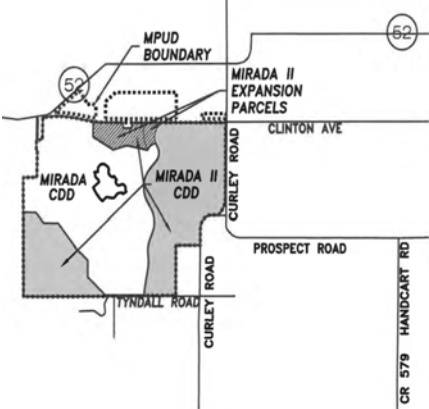
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be 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 17, 2026

26-01732P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Avalon Park West 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 proposed 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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Jamie Otero, District Manager
Stonewater Community Development District
July 17, 2026

26-01745P

SAVE TIME



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

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Business Observer

LV20906_V12

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V5

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Lexington Oaks Community Development District (the “District”) will hold a public hearing and a meeting Thursday, August 20, 2026, at 6:30 p.m. at the Lexington Oaks Community Center located at 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 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.lexingtonoaksccd.org at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at mark.vega@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.

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026																
Product Type	Total Units	General Fund 001			Village Reserves			Series 2021A Debt Service			Series 2021B Debt Service			Total		
		FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change
No Data																
SF 44 foot	127	\$953.32	\$869.55	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$953.32	\$869.55	10%
SF 40 foot	245	\$1,083.26	\$988.08	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,083.26	\$988.08	10%
SF 70 foot	80	\$1,668.70	\$1,522.08	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,668.70	\$1,522.08	10%
SF 80 foot	3	\$1,993.68	\$1,818.51	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,993.68	\$1,818.51	10%
SF 80 foot-H	28	\$1,993.68	\$1,818.51	10%	\$629.94	\$517.57	2%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,623.63	\$2,336.08	8%
SF 80 foot-P	46	\$1,993.68	\$1,818.51	10%	\$429.31	\$424.21	1%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,422.99	\$2,242.72	8%
Day Care	1	\$7,091.45	\$6,459.25	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$7,091.45	\$6,459.25	10%
Golf Course	1	\$17,804.80	\$16,240.39	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$17,804.80	\$16,240.39	10%
Series 2021																
SF 50 ft	308	\$1,083.26	\$988.08	10%	\$0.00	\$0.00	n/a	\$338.43	\$338.43	0%	\$0.00	\$0.00	n/a	\$1,421.69	\$1,326.51	7%
SF 70 ft	270	\$1,668.70	\$1,522.08	10%	\$0.00	\$0.00	n/a	\$481.35	\$481.35	0%	\$0.00	\$0.00	n/a	\$2,150.05	\$2,003.43	7%
SF 80 ft-H	26	\$1,993.68	\$1,818.51	10%	\$629.94	\$517.57	2%	\$547.42	\$547.42	0%	\$0.00	\$0.00	n/a	\$3,071.05	\$2,883.51	7%
Series 2027																
SF 44 ft	130	\$953.32	\$869.55	10%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$255.80	\$255.80	0%	\$1,209.11	\$1,125.35	7%
SF 50 ft	115	\$1,083.26	\$988.08	10%	\$0.00	\$0.00	n/a	\$309.29	\$309.29	0%	\$1,392.55	\$1,297.37	7%	\$2,381.85	\$2,287.45	7%
SF 70 ft	64	\$1,668.70	\$1,522.08	10%	\$0.00	\$0.00	n/a	\$443.96	\$443.96	0%	\$2,112.66	\$1,966.04	7%	\$3,581.66	\$3,488.14	7%
SF 80 ft-P	67	\$1,993.68	\$1,818.51	10%	\$429.31	\$424.21	1%	\$0.00	\$0.00	n/a	\$499.30	\$499.30	0%	\$2,922.29	\$2,742.01	7%
	1,511															

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. Property owner is eligible for a discount of up to 4% if paid early.

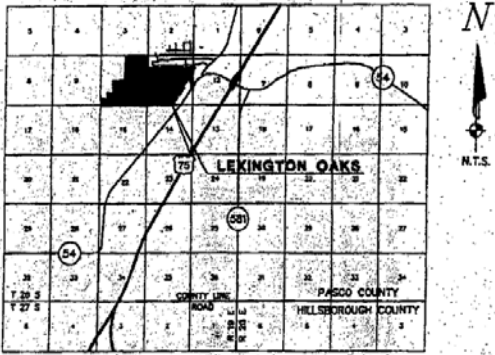
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

Mark Vega
District Manager



July 17, 2026

26-01728P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA000987CAAXWS UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF THOMAS PERRY, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2026, and entered in 2025CA000987CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF THOMAS PERRY; TIMBER GREENS COMMUNITY ASSOCIATION, INC.; ROYALE OAK VILLAGES II OF

TIMBER GREENS HOMEOWNER’S 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.realestateforeclose.com, at 11:00 AM, on August 03, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 572, OF TIMBER GREENS PHASE 3-A UNIT 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 82 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 9707 BROOKDALE DR, NEW PORT RICHEY, FL 34655

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept.,

Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 13 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-327820 - NaP
July 17, 24, 2026

26-01735P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
WOODCREEK COUNTY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Woodcreek 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 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.

Jamie Otero, District Manager
Woodcreek Community Development District
July 17, 2026

26-01746P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the WaterGrass Community Development District II (the “District”) will hold a public hearing and regular meeting on Wednesday, August 19, 2026, at 6:30 p.m. at the WaterGrass Club located at 32711 Windelstraw Drive, Wesley Chapel, Florida 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 <https://www.watergrass2cdd.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 or via phone at 941-356-8514.

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.

Summary of Assessments																						
Platted/ Product	Total Adm. Units	Total Field Units	Series 2019 Units	Series 2021 Units	Series 2018 Units	2018 Proposition	ERI: FY Product	Total Adm. ERI: Units	Adm. Charge of ERI: \$/Unit	Field Charge of ERI: \$/Unit	Adm. Charge per Unit	Field Charge per Unit	FY 2027 Total O&M Per Unit	FY 2026 Total O&M Per Unit	Percent Change	2019 \$/Per Unit	2021 \$/Per Unit	2018 \$/Per Unit	FY 2027 Total Annual Amount	FY 2026 Total Annual Amount	Percent Change	
70'	46.00	46.00		46			1.75	80.50	4.09%	4.09%	\$120.25	\$2,285.08	\$2,400.31	\$2,091.21	15.02%	\$0.00	\$996.15	\$0.00	\$3,361.46	\$3,087.36	10.51%	
Villas	120.00	120.00		120			0.80	100.80	5.12%	5.12%	\$54.96	\$1,044.61	\$1,099.57	\$955.98	15.02%	\$0.00	\$0.00	\$0.00	\$320.63	\$1,420.28	11,476.61	9.72%
40'	120.00	120.00		120			1.00	120.00	6.80%	6.80%	\$68.70	\$1,305.58	\$1,374.46	\$1,194.98	15.02%	\$0.00	\$0.00	\$0.00	\$675.62	\$2,080.08	\$1,470.68	9.59%
50'	120.00	120.00		120			1.25	150.00	8.30%	8.30%	\$89.88	\$1,632.58	\$1,734.08	\$1,495.72	15.02%	\$0.00	\$0.00	\$0.00	\$844.43	\$2,562.61	\$1,738.25	9.49%
55'	110.00	110.00		110			1.38	150.50	8.10%	8.10%	\$94.47	\$1,795.42	\$1,889.89	\$1,643.10	15.02%	\$0.00	\$0.00	\$0.00	\$928.98	\$2,818.87	\$2,072.08	9.59%
60'	85.00	85.00		85			1.63	135.25	6.77%	6.77%	\$111.64	\$2,121.86	\$2,233.98	\$1,941.84	15.02%	\$0.00	\$0.00	\$0.00	\$1,097.99	\$3,131.96	\$2,336.97	9.59%
70'	75.00	75.00		75			1.80	140.63	7.14%	7.14%	\$129.82	\$2,448.39	\$2,577.12	\$2,248.39	15.02%	\$0.00	\$0.00	\$0.00	\$1,266.79	\$3,813.91	\$3,007.18	8.59%
Office/Comm	15.00	15.00		15			1.00	150.50	7.00%	7.00%	\$687.02	\$13,057.58	\$13,744.61	\$11,849.78	15.02%	\$0.00	\$0.00	\$0.00	\$13,744.61	\$11,849.78	15.02%	
40'	21.00	21.00	21	42			1.00	21.00	1.07%	1.07%	\$68.70	\$1,305.58	\$1,374.46	\$1,194.98	15.02%	\$687.02	\$0.00	\$0.00	\$1,363.90	\$1,804.43	9.05%	
40'	42.00	42.00		42			1.00	42.00	2.13%	2.13%	\$68.70	\$1,305.58	\$1,374.46	\$1,194.98	15.02%	\$0.00	\$546.37	\$0.00	\$1,920.61	\$1,741.35	10.31%	
Villas	120.00	120.00		120			0.80	100.80	5.12%	5.12%	\$54.96	\$1,044.61	\$1,099.57	\$955.98	15.02%	\$0.00	\$430.98	\$0.00	\$1,530.97	\$1,476.96	10.47%	
40'	90.00	90.00		90			1.03	107.88	7.53%	7.53%	\$111.64	\$2,121.86	\$2,233.98	\$1,941.84	15.02%	\$0.00	\$887.86	\$0.00	\$1,171.56	\$1,429.78	10.31%	
40'	30.00	30.00		30			1.63	56.88	2.89%	2.89%	\$111.64	\$2,121.86	\$2,233.98	\$1,941.84	15.02%	\$0.00	\$887.86	\$0.00	\$1,121.34	\$1,429.78	10.31%	
70'	60.00	60.00		60			1.84	70.00	3.81%	3.81%	\$129.82	\$2,448.39	\$2,577.12	\$2,248.39	15.02%	\$0.00	\$1,038.43	\$0.00	\$1,689.97	\$1,526.04	10.31%	
80'	60.00	60.00		60			2.13	144.84	7.30%	7.30%	\$146.34	\$2,781.27	\$2,927.61	\$2,545.36	15.02%	\$0.00	\$1,161.04	\$0.00	\$4,088.68	\$3,796.34	10.52%	
55'	79.00	79.00		79			1.38	106.63	5.52%	5.52%	\$94.47	\$1,795.42	\$1,889.89	\$1,643.10	15.02%	\$0.00	\$751.26	\$0.00	\$2,641.15	\$2,396.34	10.52%	
TEMP - FR	288.00	288.00					0.10	28.80	1.46%	1.46%	\$6.87	\$1,305.58	\$1,374.46	\$1,194.98	15.02%	\$0.00	\$0.00	\$0.00	\$1,177.45	\$1,194.98	15.02%	
TEMP - FR	111.00	111.00					0.75	83.25	4.23%	4.23%	\$55.15	\$979.52	\$1,038.85	\$886.22	15.02%	\$0.00	\$0.00	\$0.00	\$1,038.85	\$886.22	15.02%	
Unplatted**							1.00	101.00	5.73%	5.73%	\$645.80	\$12,714.14	\$13,269.94	\$11,232.88	15.02%	\$0.00	\$0.00	\$0.00	\$13,269.94	\$11,232.88	15.02%	
Office/Comm	10.30	10.30					1.00	10.30	1.00%	1.00%	\$6.87	\$1,305.58	\$1,374.46	\$1,194.98	15.02%	\$0.00	\$0.00	\$0.00	\$1,374.46	\$1,194.98	15.02%	

--- PUBLICS ---

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Abbott Square Community Development District (the “District”) will hold a public hearing and a meeting Monday, August 17, 2026, at 6:00 p.m. at the Abbott Square CDD Clubhouse located at 6598 Bar S Bar Trail, 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 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.abbottsquarecdd.net at least 2 days before the meeting 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 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 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION																
Assessment Area One																
Product	Units	General Fund			Debt Service Series 2022				Debt Service Series 2025				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
TH18	180	\$1,565.64	\$1,423.95	\$141.69	\$536.06	\$536.06	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$2,662.74	\$2,521.05	\$141.69	6%
TH 24	40	\$1,565.64	\$1,423.95	\$141.69	\$699.85	\$699.85	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$2,826.53	\$2,684.84	\$141.69	5%
Villa	60	\$1,565.64	\$1,423.95	\$141.69	\$699.85	\$699.85	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$2,826.53	\$2,684.84	\$141.69	5%
SF 40	130	\$1,565.64	\$1,423.95	\$141.69	\$1,191.24	\$1,191.24	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$3,317.92	\$3,176.23	\$141.69	4%
SF 45	130	\$1,565.64	\$1,423.95	\$141.69	\$1,340.14	\$1,340.14	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$3,466.82	\$3,325.13	\$141.69	4%
SF 55	111	\$1,565.64	\$1,423.95	\$141.69	\$1,637.95	\$1,637.95	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$3,764.63	\$3,622.94	\$141.69	4%
	651															

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.

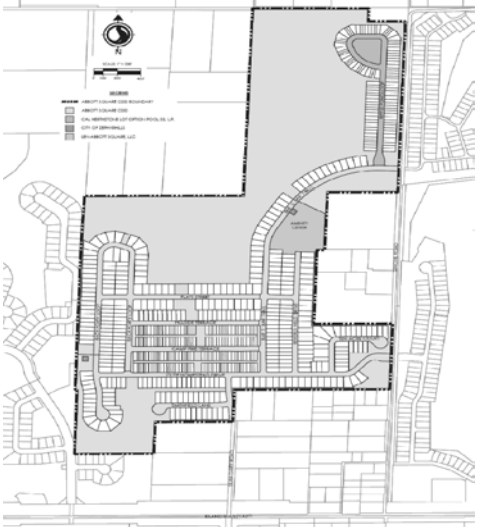
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Michael Perez
District Manager



July 17, 202626-01738P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Heritage Springs Community Development District (the “District”) will hold a public hearing and a meeting on Monday, August 17, 2026, at 2:30 p.m. at the Heritage Springs Community Clubhouse located at 11345 Robert Trent Jones Parkway, New Port Richey, Florida 34655.

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.heritagespringscdd.com at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at howard.neal@inframark.com or via phone at 407-566-1935.

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 Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

Bond Series	General Fund			Total Assessments per Unit				Units On-Roll	Prepaid Units	GF Total
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change			
2006	\$404.09	\$393.75	2.6%	\$404.09	\$393.75	\$10.34	2.6%	739	29	\$298,624.43
2008	\$404.09	\$393.75	2.6%	\$404.09	\$393.75	\$10.34	2.6%	598	0	\$241,647.38
								1,337	29	\$540,271.81

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.

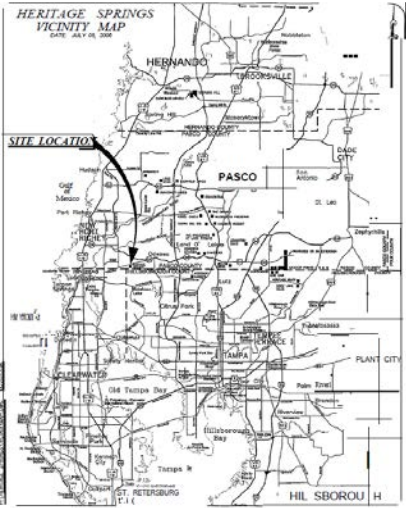
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Howard Neal
District Manager



July 17, 202626-01741P

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Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

LV205278_V231

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don’t show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

“““

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family’s total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family’s income.

When the family’s earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people’s lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds. This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded. These steps would enable most of the present Social Security administrative apparatus to be dismantled at once. The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax. In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income. These misshapen programs would have made the whole system worse, not better. Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.” The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve. As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”: “All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare. “The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more. “The third is the additional cost to the taxpayers. “To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted. Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.” Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work. The cost would be far less than the cost of the present complex of programs. However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.” Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost. The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape. So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.” However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience. Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington. While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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 Barket, 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	

SECOND 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. BEASOLIEL, 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 33622; otherwise, a default will be entered against you for the relief demand-	
ed 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 entitled, at no cost to you to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The Court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this court on this 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

SECOND 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 on-line 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 on-line 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 on-line at bid13.com E4 Joann Lachance D1 Dijah Obdeus G3 Jerrold Scott I8 Robert Tester J2 Kevin Youngman July 10, 17, 2026 26-01645P	

SECOND INSERTION	
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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	

SECOND 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,	

SECOND INSERTION	
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	

SECOND 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 COPPER-SPRING 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	

SECOND 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 West-shore 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	

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

--- PUBLICS ---

SECOND 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://westwoodofpascoedd.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

SECOND 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

SECOND 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://townsatwoodsdaledcd.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

SECOND INSERTION

EPPELSON 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

SECOND 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

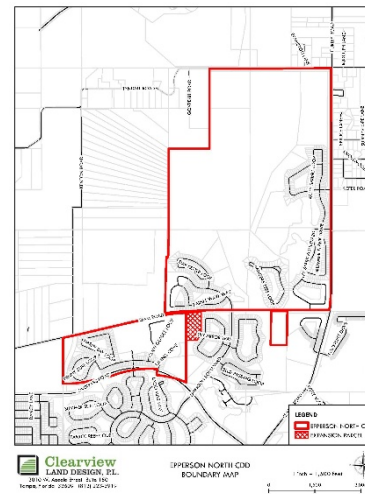
The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”). The second public 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 benefitted 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),



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



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

--- ESTATE ---

SECOND 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 WILLETS SR Deceased. The administration of the estate of Duane Richard Willets 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 Willets 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, 202626-01585P

SECOND 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, 202626-01602P
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--- ACTIONS ---

SECOND 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 DE-	GREES 46' 35" EAST, 208.60 FEET TO THE MOST EAST- ERLY CORNER OF SAID LOT 7; THENCE SOUTH 50 DE- GREES 44' 12" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, 191.0 FEET; THENCE NORTH 73 DE- GREES 28' 45" WEST, 241.86 FEET TO THE NORTHWEST- ERLY LINE OF SAID LOT 7, THENCE NORTH 50 DE- GREES 44' 12" EAST ALONG SAID LINE, 267.71 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PERPET- UAL EASEMENT FOR ACCESS CONTAINED IN WARRANTY DEED RECORDED IN OFFI- CIAL 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 DeLu- ca, 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, 202626-01595P

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

76005

PUBLICS / ACTIONS / SALES ---	
SECOND INSERTION	
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.storage-treasures.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.storage-treasures.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.storage-treasures.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 - Summervell, 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.storage-treasures.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.storage-treasures.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 - Single-tary, 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.storage-treasures.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.storage-treasures.com. A0051 - III, Ronald L Fiske; A0064 - Diaz, Richard; A0071 - Bresco, Carlos; E1113 - Meyers, William; E1115 - Gibson, James Lee; E1168 - Whipkey, Heather; E1196 - Black-man, 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.storage-treasures.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.storage-treasures.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 - Seydick, 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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.com. 0114 - Bellville, Joseph; 0143 - Jackson, Johnnie; 0203 - Porter, Shawn; 0226 - Derobbio, Joseph; 0501 - O'Neil, Travis; 1026 - Roberts, Nakayla; 2020 - Lutz, Michelle; 2040 - Horn, Marshall; 2068 - O'Neil, Travis PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041 Time: 02:00 PM Sale to be held at www.storage-treasures.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, 202626-01580P	SECOND 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 pursu- ant 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 Alva- rez-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 de- scribed property as set forth in said Final Judgment, to-wit: LOT 5, BLOCK D, JASMIN TER- RACE, 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 IN- TEREST IN THE SURPLUS FROM	THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLI- SHED 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 im- mediately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transporta- tion to court should contact their lo- cal 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: flrealprop@kelleykronenberg.com /s/ Barron Becker Barron Becker, Esq. FBN: 1031460 File No: 2390.000767 July 10, 17, 202626-01600P
SECOND INSERTION	SECOND INSERTION

SECOND 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, DEWISEES, 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 PAR- TIES, WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON- AL REPRESENTATIVES, ADMINIS- TRATORS OR AS OTHER CLAIM- ANTS, BY, THROUGH, UNDER OR AGAINST ALMA N. MATOS, DE- CEASED 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 NEC- TAR 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 ad- dress is 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, on or be- fore 30 days from the first date of pub- lication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immedi- ately 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 DISABILI- TIES ACT. If you are a person with a disability who needs any accommo- dation 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 ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated: 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, 202626-01597P

PUBLICS

THIRD 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 execut-ed by H. John Zwolsky and Patricia D. Zwolsky, his wife as Mortgagor in favor of Bank of America, N.A., which Mort-gage 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 as-signed to and is now owned by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary"), by Assignment re-corded 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 in-sured 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 in-terest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this de-fault, the Secretary has declared the entire amount of the indebtedness se-cured by the Mortgage to be immedi-ately 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 herein-after 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 herein-after 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 subordi-nate to the lien of the Mortgage of the Secretary;

WHEREAS, the Trilby Trails Addi-tion 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 subordi-nate 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 Sec-retary.

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 Sec-retary.

NOW, THEREFORE, pursuant to

powers vested in me by the Single Fam-ily 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 Fore-closure 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. lo-cal time, all real and personal property at or used in connection with the fol-lowing described premises (the "Prop-erty") 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 North 1/2 of the Northwest 1/4 of the South-west 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 South-west 1/4, in Section 27, Township 23 South, Range 21 East. Commonly known as: 19718 Paso Fino Way, Dade City, Flor-ida 33523

The sale will be held at 19718 Paso Fino Way, Dade City, Florida 33523. The Secretary of Housing and Urban Devel-opment 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 foreclo-

sure 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 de-posit 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 re-mainer 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 con-veyancing 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 exten-sion of time within which to deliver the remainder of the payment. All exten-sions will be for fifteen (15) day incre-ments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per ex-tension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Sec-retary 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 to-ward 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 com-missioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commis-sioner 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 ac-cordance with the terms of the sale as pro-vided 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 mort-gage had not been accelerated, advertis-ing costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Com-missioner's attendance at the sale, rea-sonable 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 ca-shier's check or application for cancella-tion of the foreclosure sale shall be sub-mitted 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 Commis-sioner who is personally known to me. Rocio Michelle Leiva
Commission # HH721083
FAIR DEBT PRACTICES ACT
NOTICE

Lippes Mathias LLP is a debt collec-tor. 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 De-fault 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 mjpосner@lippes.com.

What else can you do?

Write to ask for the name and ad-dress 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 infor-mation.

You may use the form below or write to us without the form. We accept such requests electronically via email at mjpосner@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 op-tions.

Póngase en contacto con nosotros para solicitar una copia de este formu-lario en español.
July 3, 10, 17, 2026 26-01497P

SECOND 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.

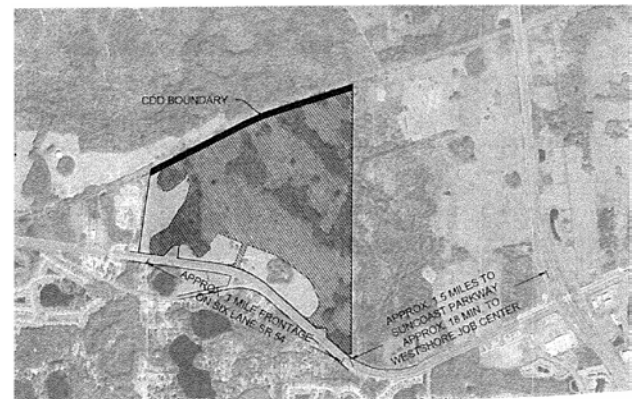
Additional Provisions

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

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.

08/27/25

SECOND 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 Commu-nity Development District ("District") will hold a public hearing and regular meet-ing 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 meeting of the District will also be held at the above time where the Board may con-sider 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 visiting the District's website at https://www.bridgewaterofwesleychapelcdd.org/.

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

Any person requiring special accommodations at the public hearing or meeting be-cause 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 evi-dence upon which such appeal is to be based.

District Manager
July 10, 17, 2026 26-01590P

SECOND 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

SECOND 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

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business
Observer

08/27/25

ACTIONS / SALES

SECOND 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 THERE-OF 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		
SECOND INSERTION		
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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		
SECOND INSERTION		
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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		
SECOND INSERTION		
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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		
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) 847-8028 (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) 847-8028 (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 discapacidad 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 ed. 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, PLLC 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		
SECOND 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		

SECOND 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, ACCORD- ING 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, FLORI- DA. 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 Com- plaint. 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, 202626-01635P		

SECOND 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 Ave- nue, Dade City, FL 33523. The names and addresses of the personal represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent'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 speci- fied under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 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, 202626-01639P		

SECOND 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 Fore- closure 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, accord- ing to the map or plat thereof, as recorded in Plat Book 85, Pages 1-8 of the Public Records of Pas- co County, Florida. AND A portion of Lot A--5A, BEX- LEY 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, be- ing more particularly described as follows: For a POINT OF BEGINNING commence at the Northeast cor- ner 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- of-way line of Early Riser Ave- nue and a non-tangent point of curvature; thence along said North right-of-way line the fol- lowing two (2) courses: 1) West- erly 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 dis- tance 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 BE- GINNING. 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		

SECOND 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, <i>Florida</i> <i>Statutes</i> . 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, 202626-01630P		

SECOND 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, 202626-01638P		
SECOND 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, 202626-01633P		

SECOND 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 en- tered 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, WEDGE- WOOD VILLAGE, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 150 OF THE PUBLIC RE- CORDS 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 imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than seven days. Dated at St. Petersburg, Florida this 6 day of July, 2026. eXL Legal, PLLC Designated Email Address: efiling@exlegal.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, 202626-01621P		

SECOND 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, Town- ship 26 South, Range 16 East, as shown on plat thereof as re- corded 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 Sec- tion 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 intersec- tion of the North right-of-way line of Ridgewood Drive as it is now established with the East boundary line 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 Ridge- wood 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 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 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 imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transporta- tion to court should contact their lo- cal 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, 202626-01584P		

SECOND 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, 202626-01638P		



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

W20906-V12

ACTIONS / SALES / ESTATE ---

SECOND 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

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: 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

SECOND 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

SECOND 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

SECOND 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

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.

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.

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.

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 FCO1 WNI
July 10, 17, 2026

26-01628P

SECOND 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:
ntserservice@hnh-law.com
July 10, 17, 2026

26-01643P

SECOND 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

SECOND 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 TIER-RA 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-10795FL
July 10, 17, 2026

26-01619P

SECOND 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 TW1FLHLS1530A AND TW1FLHLS1530B, TITLE NUMBERS 21720080 AND 21720079 LOCATED THEREON. TOGETHER WITH A 1982 PALM HARBOR, 22X36 MODEL MANUFACTURED HOME, BEARING SERIAL NOS.: TW1FLHLS1530A AND TW1FLHLS1530B.

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

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. 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

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