

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

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 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. 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 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 public hearing and regular 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 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 24, 2026	26-01747P

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. 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.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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Michael Perez District Manager July 24, 2026	26-01748P

FIRST INSERTION	
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF AVALON PARK WEST 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 revised 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 17, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Avalon Park West Community Development District (“**District**”) on August 28, 2026, at 10:00 a.m. at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 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 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 or oteroj@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.

Jamie Otero, District Manager Avalon Park West Community Development District July 24, 2026	26-01827P
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FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Ballantrae Community Development District	
The Board of Supervisors (the “Board”) of the Ballantrae Community Development District (the “District”) will hold a public hearing and a meeting Thursday, August 20, 2026, at 6:30 p.m., at the Ballantrae Community Center located at 17611 Mentmore Blvd., 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.ballantraecdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at Patricia@havenmgt.sol.com or via phone at (407) 574-3250.	
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.	
Patricia Thibault District Manager July 24, 31, 2026	26-01749P

FIRST INSERTION	
CONCORD STATION 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 Concord Station Community Development District (“District”) will hold a public hearing and regular meeting as follows: DATE: August 13, 2026 TIME: 6:30 PM LOCATION: Concord Station Clubhouse 18636 Mentmore Boulevard 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, Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746, (407) 574-3250 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at https://www.concordstationcdd.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 July 24, 31, 2026	26-01750P

FIRST INSERTION	
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF BLACKWELL 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 revised 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 17, 2026.	
A public hearing will be conducted by the Board of Supervisors (“Board”) of Blackwell Community Development District (“District”) on August 25, 2026, at 2:00 p.m. at Hampton Inn and 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 (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, lansfordj@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.	
Jordan Lansford, District Manager Blackwell Community Development District July 24, 2026	26-01767P

FIRST INSERTION	
DEL WEBB BEXLEY 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 Bexley Community Development District (“District”) will hold a public hearing and regular meeting as follows: DATE: August 19, 2026 TIME: 1:00 p.m. LOCATION: Del Webb Bexley Clubhouse 19265 Del Webb Blvd. 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, 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://delwebbbexleycdd.vglobaltech.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 July 24, 2026	26-01751P

FIRST INSERTION	
SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.	
The Board of Supervisors (“Board”) of the Summit View II Community Development District (“District”) will hold a public hearing on August 21, 2026, at 10:15 a.m. at the Starkey Ranch Theatre Library Cultural Center, 12118 Lake Blanche Drive, Odessa, Florida 33556 for the purpose of hearing comments and objections on the adoption of the proposed budget (“Proposed Budget”) of the District for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at https://www.summitview2cdd.org/ .	
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.	
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based	
District Manager July 24, 31, 2026	26-01763P

FIRST INSERTION	
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT	
In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass Community Development District (the “District”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “Proposed Rules”). The rule number for the Proposed Rules of the District is 26-01. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on July 17, 2026.	
A public hearing will be conducted by the Board of Supervisors (the “Board”) of the District on August 28, 2026, at 11:00 a.m. at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.	
The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.	
A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.	
For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@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	
Sean Craft Wiregrass Community Development District July 24, 2026	26-01754P

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. 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.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 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.

Brian Young
District Manager
July 24, 2026

26-01760P

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 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. 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.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 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.

Howard Neal
District Manager
July 24, 2026

26-01757P

FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Lakeshore Ranch Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O’ Lakes, FL 34638 at 6:00 p.m. on the 2nd Tuesday of each month unless otherwise indicated as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
July 24, 2026

26-01786P

FIRST INSERTION
HARVEST HILLS 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 Harvest Hills Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 18, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn and Suites by Hilton - Tampa/
Wesley Chapel
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 that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at www.harvesthillscdd.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
July 24, 31, 2026

26-01829P

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WOODCREEK 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 revised 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 17, 2026.

A public hearing will be conducted by the Board of Supervisors (“Board”) of Woodcreek Community Development District (“District”) on August 28, 2026, at 10:00 a.m. at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 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 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 or oteroj@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.

Jamie Otero, District Manager
Woodcreek Community Development District
July 24, 2026

26-01831P

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 August 19, 2026, at 6:30 p.m. at the Meadow Pointe III Clubhouse located at 1500 Meadow Pointe Boulevard, 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 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 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.

Darryl Adams
District Manager
July 24, 2026

26-01759P

FIRST INSERTION
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Palmetto Ridge Community Development District (“District”) will hold a public hearing 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, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://www.palmettoridgecdd.org/>.

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

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

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

District Manager
Angel Montagna
July 24, 2026

26-01761P

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

In accordance with Chapters 120 and 190, Florida Statutes, the Summerstone 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 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the “Board”) District on August 27, 2026, at 10:00 a.m., at the Genesis Center, 38112 15th Ave, Zephyrhills, Florida 33542 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, sanchezj@whhassociates.com (the “District Manager's Office”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Jamie Otero, District Manager
Summerstone Community Development District
July 24, 2026

26-01848P

--- PUBLICS ---

FIRST INSERTION

SUMMIT VIEW 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 Summit View Community Development District (“District”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 21, 2026
TIME: 10:15 a.m.
LOCATION: Starkey Ranch Theatre Library Cultural Center
12118 Lake Blanche Drive
Odessa, Florida 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:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1A, 1B & 2B Single Family – 40’	87	1.0	\$837.81
Phase 1A, 1B & 2B Single Family – 50’	143	1.0	\$837.81
Phase 1A, 1B & 2B Single Family – 60’	49	1.0	\$837.81
Phase 2A Single Family – 50’	95	1.0	\$837.81
Phase 2A Single Family – 60’	31	1.0	\$837.81
Future Single Family – 50’	4	1.0	\$837.81

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.

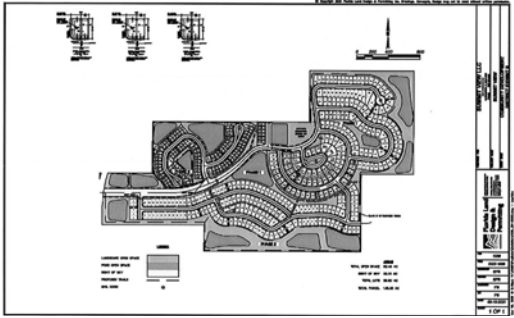
Additional Provisions

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, Florida 33619, Ph: (813) 344-4844 (“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.

Summit View Community Development District
District Manager



July 24, 31, 2026 26-01762P

FIRST INSERTION

EPPERSON NORTH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING AND
NOTICE OF AUDITOR SELECTION COMMITTEE MEETING

The Auditor Selection Committee for the Epperson North Community Development District (“District”) will hold an Auditor Selection Committee meeting on August 5, 2026 at 6 p.m. and located at Epperson North Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. At the meeting, the Auditor Selection Committee will review, discuss, and approve the selection of an auditor for the District. The Auditor Selection Committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the Auditor Selection Committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

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

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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.

Heath Beckett
District Manager
July 24, 2026 26-01755P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Richey Cottage, LLC, owner, desiring to engage in business under the fictitious name of COTTAGE COURT APARTMENTS located at 7110 Tudor Lane, Port Richey, Florida 92782 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 24, 2026 26-01777P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 NBLT mobile home bearing vehicle identification number N707 and all personal items located inside the mobile home. Last Tenant: Earl Norman Malone, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Earl Norman Malone, Unknown Party or Parties in Possession. Sale to be held at: Hillside, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012.

July 24, 31, 2026 26-01778P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the WaterGrass Community Development District I (the “District”) will hold a public hearing and meeting on Thursday, August 20, 2026, at 6:00 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.watergrasswesleychapelcdd.org/ at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at samantha.zanoni@inframark.com or via phone at (813) 873-7300.

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

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026									
ASSESSMENT ALLOCATION									
Assessment Area One- Series 2019									
Product	O&M Units	O&M Assessment			Debt Service Series 2019		Total Assessments per Unit		
		DS Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	FY 2027	FY 2026
								Dollar	Change
Single Family 40'	87	87	\$1,164.17	\$1,012.37	\$151.80	\$609.45	\$609.45	\$0.00	\$1,773.62
Single Family 55'	87	87	\$1,600.86	\$1,392.12	\$208.74	\$837.99	\$837.99	\$0.00	\$2,438.85
Single Family 60'	60	60	\$1,746.40	\$1,518.68	\$227.72	\$914.17	\$914.17	\$0.00	\$2,660.57
Single Family 65'	75	75	\$1,891.91	\$1,645.21	\$246.69	\$990.35	\$990.35	\$0.00	\$2,882.26
Single Family 75'	121	113	\$2,182.99	\$1,898.34	\$284.65	\$1,142.71	\$1,142.71	\$0.00	\$3,325.70
	430	422							

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.

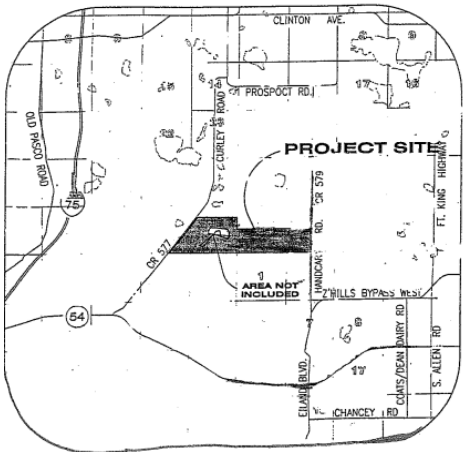
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Samantha Zanoni
District Manager



July 24, 2026 26-01766P

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF
WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass II Community Development District (the “District”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “Proposed Rules”). The rule number for the Proposed Rules of the District is 26-01. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on July 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the “Board”) of the District on August 28, 2026, at 11:30 a.m. at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

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

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@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.

Sean Craft
Wiregrass II Community Development District
July 24, 2026 26-01768P

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 CARRIAGE TRADE DRYCLEANERS located at 38225 12th Avenue in the City of Zephyrhills, Pasco, FL 33542 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17th day of July, 2026
LONG BRANCH FOODS LLC
July 24, 2026 26-01784P

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 Lagoon Ridge Dental Care located at 32225 Mercantile Dr. in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15th day of July, 2026
COMFORTABLE CARE DENTAL
HEALTH PROFESSIONALS, P.A.
July 24, 2026 26-01779P

SAVE TIME

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

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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. 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.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 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.

Mark Vega
District Manager
July 24, 2026

26-01785P

FIRST INSERTION
HARVEST HILLS SOUTH 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 Harvest Hills South Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE:
August 18, 2026
TIME:
11:00 a.m.
LOCATION:
Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel
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 that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://harvesthillssouthcdd.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
July 24, 31, 2026

26-01830P

FIRST INSERTION
LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of Lake Padgett Estates Independent Special District will hold a public hearing on Thursday, August 20, 2026 at 6:30 p.m. to be held at the Lake Padgett Estates Stables Meeting Room located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2026/2027. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget(s) may be obtained at the offices of the District Manager, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8770, 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 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 24, 31, 2026

26-01851P

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_V12

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers North Community Development District

The Board of Supervisors (the “Board”) of the Two Rivers North Community Development District (the “District”) will hold a public hearing 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 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 <https://tworiversnorthcdd.com/> or may be obtained by contacting the District Manager's office via email at assessments@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.

Angel Montagna
District Manager
July 24, 2026

26-01764P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers West Community Development District

The Board of Supervisors (the “Board”) of the Two Rivers West Community Development District (the “District”) will hold a public hearing and a regular meeting on 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. 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 <https://tworiverswestcdd.com/> or may be obtained by contacting the District Manager's office via email at assessments@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.

Angel Montagna
District Manager
July 24, 2026

26-01753P

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

The Board of Supervisors (the “Board”) of the Magnolia Island Community Development District (the “District”) will hold a public hearing and a meeting on August 13, 2026, at 1:00 p.m. at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel located at 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at www.magnoliaislandcdd.net or may be obtained by contacting the District Manager's office via email at lansfordj@whhassociates.com or via phone at (561) 571-0010.

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.

Jordan Lansford
District Manager
July 24, 31, 2026

26-01845P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
2021DP000164DPAXWS-08
In the Interest of:
C. S., DOB: 02/16/2017
A Minor Child.
TO: Brett Garrett
Unknown Address
You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of C. S., a male child, born on February 16, 2017, in Pasco County, State of Florida, as Brett Garrett and commitment of C.S. to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before

the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 38, New Port Richey, Florida 34654, on September 24, 2026 at 10:30 am EST.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF C.S. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU SHALL LOSE ALL LEGAL RIGHTS AS A PARENT TO C.S. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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

cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as a Clerk of said court and the Seal thereof, this 21st day of July, 2026.

Office Of Nikki Alvarez-Sowles, Esq.
CLERK AND COMPTROLLER (SEAL)

By: Karen Papadopoulos
Deputy Clerk

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Patricia See
Patricia See
Assistant State Attorney
Bar No. 98990
P.O. Box 17500
Clearwater, Florida 33762-0500
(727) 847-8158
July 24, 31; August 7, 14, 2026

26-01775P

PUBLICS

FIRST INSERTION

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida

Notice is hereby given that the Meadow Pointe II Community Development District (“District”) will accept proposals from qualified firms (“Proposers”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the project manual (“Project Manual”). The Project Manual for the Request for Proposals (“RFP”), including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained beginning **July 24, 2026, at 10:00 a.m. (EDT)** by sending an email to District Manager, Lee Graffius, at Lee.Graffius@inframark.com, with copy to Jacqueline Gray at JGray2@inframark.com, with the subject line “Meadow Pointe II RFP Request for Project Manual”.

There will be a Board of Supervisors meeting, held at the **Meadow Pointe II CDD Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543, on Wednesday, September 2, 2026, at 6:00 p.m. (EDT)**. The Board of Supervisors will review proposals, rank and make their selection at this meeting or at the next scheduled meeting. It is anticipated that bidders will be asked to attend this meeting of the Districts’ Boards to give a brief presentation of their proposal. No substantive amendments will be permitted during the presentations.

There will be a **mandatory pre-proposal meeting held on August 7, 2026, at 1:00 p.m. (EDT) at the Meadow Pointe II CDD Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543**. In order to submit a proposal, each Proposer must (1) be authorized to do business in the County of the project and the State of Florida; (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience with landscape and irrigation maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) original proposal and five (5) hard copies of their proposal AND one (1) digital PDF copy on a flash drive no later than **August 19, 2026, at 5:00 PM (EDT) at the Meadow Pointe II CDD Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543**, Attention: Meadow Pointe II CDD, District Manager. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Meadow Pointe II Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it.

Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. No official action of the District’s Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 698-5350 at least five (5) calendar days prior to the meeting.

If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda

for these meetings may be obtained from the District Manager, Lee Graffius, at Lee.Graffius@inframark.com, with copy to Jacqueline Gray at JGray2@inframark.com, or by calling (352) 728-2186. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Each person who decides to appeal any decision made with respect to any matter considered at a 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.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within three (3) business days after issuance of the Project Manual. 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 plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by sending an email to Lee Graffius, at Lee.Graffius@inframark.com, with copy to Jacqueline Gray at JGray2@inframark.com, (352) 728-2186.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only no later than **August 12, 2026, at 12:00 p.m. (EDT)** to Lee Graffius at Lee.Graffius@inframark.com, Lindsay Moczynski at Lindsay@cddlawyers.com, Paul Woods at PWoods@olminc.com, and Jacqueline Gray at JGray2@inframark.com. Oral questions will not be answered.

Meadow Pointe II Community Development District
Lee Graffius, District Manager
July 24, 2026

26-01792P

FIRST INSERTION

PARKVIEW AT 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 Parkview at Long Lake Ranch Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 17, 2026
TIME: 10:00 a.m.
LOCATION: Long Lake Reserve Amenity Center
19617 Breyنيا Drive
Lutz, Florida 33558

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

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

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

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

District Manager
July 24, 31, 2026

26-01846P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the Parkview at Long Lake Ranch Community Development District (“District”) will hold a Regular Meeting and an Audit Committee Meeting on August 17, 2026 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breyنيا Drive, Lutz, Florida 33558.

The Audit Committee, as designated by the Board, review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services.

Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to award the contract for annual audit services, as well as consider any and all business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal hours or by visiting the District’s website, http://www.parkviewatlonglakeranchcdd.net/.

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

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

District Manager
July 24, 2026

26-01847P

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Heritage Pines Community Development District (the “District”) will hold a public hearing and a meeting Friday, August 21, 2026, at 2:00 p.m. at Heritage Pines Country Club Meeting Room located at 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

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://heritagepinescdd.net/ at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at adamsc@whhassociates.com or via phone at (239) 498-9020.

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 / Acres	Equivalent Assessment Unit Factor	Proposed O&M Assessment* (October 1, 2026 – September 30, 2027)	Current O&M Assessment* (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
Residential Unit	1,406	1	\$255.10	\$231.62	\$23.48

*Annual O&M Assessment includes County collection costs and early payment discounts

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.

Chuck Adams
District Manager

HERITAGE PINES COMMUNITY

July 24, 2026

26-01844P

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 Blue Current Cruise Agency located at 27423 Silver Thatch Drive in the City of Wesley Chapel, Pasco, FL 33544-7323 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of July, 2026

Stephanie Dyer
July 24, 2026

26-01842P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 SIES mobile home bearing vehicle identification number 28610801S, and all personal items located inside the mobile home. Last Tenant: Gordon Glen Berry. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.

July 24, 31, 2026

26-01855P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1961 FTWD mobile home bearing vehicle identification number DAINSI240 and all personal items located inside the mobile home. Last Tenant: Cynthia Sue Bray and Cvetanka Mooney. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.

July 24, 31, 2026

26-01752P

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 Thin Blue Line 29 located at 8306 Clover Hill Loop in the City of Bayonet Point, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2026

Robert J. Tutko
July 24, 2026

26-01843P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2024-CA-000862-CAAX-WS MISSION SERVICING RESIDENTIAL, INC., Plaintiff, vs. FERNANDY BEAGUE; FIFTH THIRD MORTGAGE COMPANY; WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO County shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 18 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, WINDSOR PLACE AT RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7754 BRISBANE CT, NEW PORT RICHEY, FL 34654

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 20 day of July 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00702

July 24, 31, 2026

26-01839P

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.

Q&A

10/20/2025

--- PUBLICS ---

FIRST INSERTION

CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION 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 for the Chapel Crossings Community Development District will hold two public hearings and a regular meeting on August 17, 2026 at 5:30 p.m. at the Chapel Crossings Amenity Center, located at: 31438 Steam Coach Way, Wesley Chapel, Florida 33545.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026/2027 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy 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 business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, 954-603-0034 or email at: christina.newsome@infamark.com during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted and unplatted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2026/2027 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

Product	Total Units	Total Admin Units	Total Loan Units	Total Field Units	EAUs Per Unit/ Acre	Admin per Unit	Loan Per Unit	Field Per Unit	General Fund		
									2027 Per Unit	2026 Per Unit	Percent Change
Platted											
Townhomes	120	120	120	120	0.75	\$243.79	\$4.31	\$1,159.51	\$1,407.61	\$1,216.72	15.69%
Villa	86	86	86	86	0.94	\$304.74	\$5.38	\$1,449.39	\$1,759.51	\$1,520.90	15.69%
Multifamily	320	320	320	320	0.10	\$32.51	\$0.57	\$154.60	\$187.68	\$162.23	15.69%
Single Family 40'	65	65	65	65	1.00	\$325.05	\$5.74	\$1,546.02	\$1,876.81	\$1,622.29	15.69%
Single Family 50'	97	97	97	97	1.25	\$406.31	\$7.18	\$1,932.52	\$2,346.01	\$2,027.86	15.69%
Single Family 60'	64	64	64	64	1.50	\$487.58	\$8.61	\$2,319.03	\$2,815.22	\$2,433.43	15.69%
Unplatted Admin & Field											
Single Family 40'	129	129	129	129	1.00	\$325.05	\$5.74	\$1,546.02	\$1,876.81	\$1,622.29	15.69%
Single Family 50'	63	63	40	63	1.25	\$406.31	\$7.18	\$1,932.52	\$2,346.01	\$2,027.86	15.69%
Single Family 60'	56	56	56	56	1.50	\$487.58	\$8.61	\$2,319.03	\$2,815.22	\$2,433.43	15.69%
Townhomes	94	94	94	94	0.75	\$243.79	\$4.31	\$1,159.51	\$1,407.61	\$1,216.72	15.69%
Office/Commercial	4.71	4.71	1.58	4.71	9.95	\$3,234.26	\$57.12	\$15,382.90	\$18,674.28	\$16,141.77	15.69%
	1,098.71	1,098.71	1,072.58	1,098.71							

The Pasco County tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage and will be sending out a bill in November 2026. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. 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.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. 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 publication of this notice.

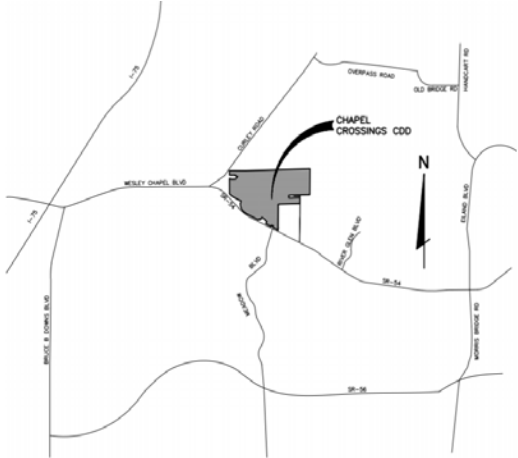
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (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 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.

Christina Newsome
District Manager



July 24, 2026

26-01793P

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 13.00 acres to serve the residential parks and recreation areas project known as Connerton Hub. The project is located in Pasco County, Section(s) 19,30, Township 25 South, Range 19 E. The permit applicant is Lennar Homes, LLC 4301 W Boy Scout Blvd, Suite 600 Tampa, FL 33607. The Permit No. is 43023534.088.

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

NOTICE OF RIGHTS

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

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

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

July 24, 2026

26-01776P

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

UV20890_V5

FIRST INSERTION

PASADENA RIDGE 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 Pasadena Ridge Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 13, 2026
TIME: 1:30 PM
LOCATION: Hampton Inn & Suites by Hilton Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

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

Description of Assessments

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

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
SF 32'	92	0.64	\$652.80
SF 40'	548	0.80	\$816.00
SF 50'	496	1.00	\$1,020.00
SF 60'	80	1.20	\$1,224.00
SF 70'	66	1.40	\$1,428.00

*Does not include collection costs and early payment discounts

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

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

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

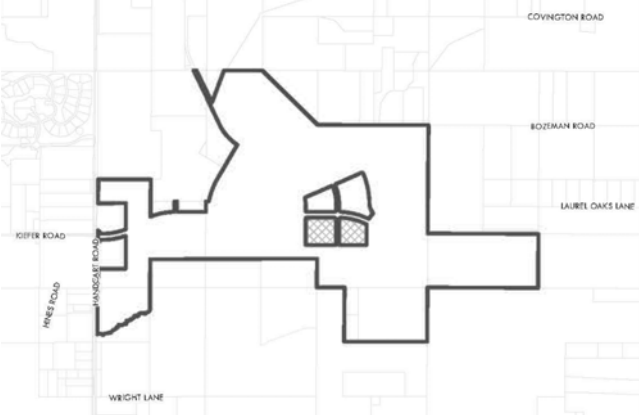
Additional Provisions

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

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

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

District Manager



July 24, 31, 2026

26-01834P

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. 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.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 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.

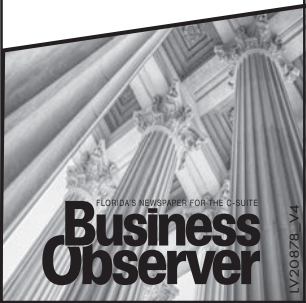
David Wenck
District Manager
July 24, 2026

26-01850P

PUBLISH
YOUR
LEGAL NOTICE

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

or email
legal@businessobserverfl.com



PUBLICS

FIRST INSERTION

PRESERVE AT LEGENDS POINTE 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 Legends Pointe Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 13, 2026
TIME: 12:00 p.m.
LOCATION: Hampton Inn & Suites Tampa-Wesley Chapel
2740 Cypress Ridge Boulevard
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, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2025– September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)**	Change in Annual Dollar Amount
Single Family 40'	128	1.0	\$0.00	\$2,122.96	\$2,122.96
Single Family 50'	127	1.0	\$0.00	\$2,122.96	\$2,122.96

** Including collection costs and early payment discounts

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

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

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued 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.

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("Board") of the Preserve at Legends Pointe Community Development District ("District") a proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

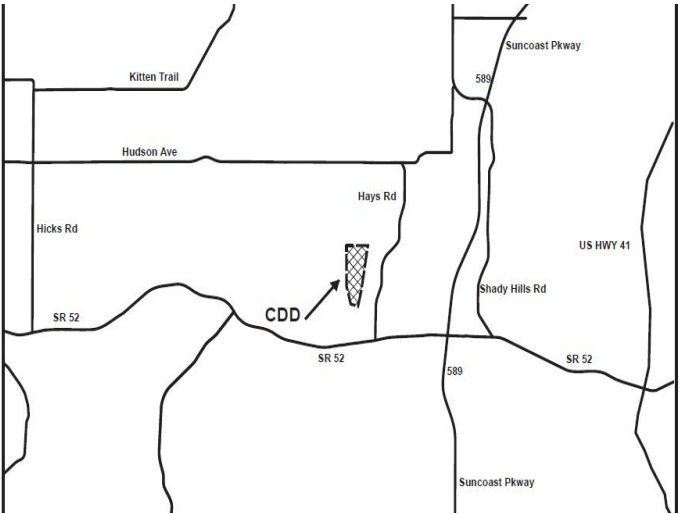
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "District's Office," Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and 170, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
- DATE: August 13, 2026
HOUR: 12:00 p.m.
LOCATION: Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel
2740 Cypress Ridge Boulevard
Wesley Chapel, Florida 33544
4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County, Florida at least sixty (60) days prior to the hearing set above.
5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.
6. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2026.

ATTEST: PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT
/s/ Jordan Lansford By: /s/ Tara Shipley
Secretary/Assistant Secretary Its: Vice Chair

Exhibit A: Proposed Budget for Fiscal Year 2027



July 24, 31, 2026

26-01835P

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law According to Florida Statute Number 865.09	NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of WBKatering located at 37445 Lea Ave in the City of Zephyrhills, Pasco, FL 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 15th day of July, 2026 Richard L Bowden July 24, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Conference Cruising located at 17205 Tortoise Crown Boulevard in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16th day of July, 2026 Pat Schneider July 24, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Poofessionals located at 11025 Island Pine Dr in the City of Port Richey, Pasco, FL 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16th day of July, 2026 Jeremy Walker July 24, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Shonuf Wellness located at 34216 Radley Way in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of July, 2026 Nakia Hood July 24, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wraps & Kabobs Gulf Harbors located at 5127 US-19 in the City of New Port Richey, Pasco, FL 34652 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16th day of July, 2026 Gulf Harbors Restaurant Group LLC July 24, 2026	Notice is hereby given that on 08/07/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 TROP recreational vehicle, vehicle identification number 1TW100R29G1001541 and all personal items located inside the recreational vehicle. Last Tenant: Shirley Michele Downes. Sale to be held at: Rainbow Village of Zephyrhills, 4150 Lane Road, Zephyrhills, Florida 33541, (813) 782-5075. July 24, 31, 2026
26-01780P	26-01782P	26-01781P	26-01826P	26-01783P	26-01865P

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. 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.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 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 24, 2026	
	26-01852P

FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Suncoast Community Development District	
The Board of Supervisors (the “Board”) of the Suncoast Community Development District (the “District”) will hold a public hearing and a regular meeting Wednesday, August 12, 2026, at 7:00 p.m. at the Marriott Springhill Suites 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.suncoastedd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at L.Castoria@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. Lisa Castoria District Manager July 24, 31, 2026	
	26-01853P

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. 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.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 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 24, 2026	
	26-01854P

FIRST INSERTION			
NOTICE OF ACTION IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2026CA002291CAAXWS 21ST MORTGAGE CORPORATION, Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST BRENDA L. HICKERSON; CHARLES M. PARKER; UNKNOWN SPOUSE OF CHARLES M. PARKER; and UNKNOWN TENANT Defendant. TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR,	CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST BRENDA L. HICKERSON last known address, 13635 Litewood Drive, Hudson, Florida 34669 Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST BRENDA L. HICKERSON that an action of foreclosure on the following property in Pasco County, Florida: THE FOLLOWING DESCRIBED PROPERTY IN PASCO COUNTY, FLORIDA: TRACT 453 OF THE UNRECORDED PLAT OF PARKWOOD	ACRES SUBDIVISION, UNIT FOUR, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89° 17' 04" WEST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 825.0 FEET; THENCE SOUTH 00° 58' 51" WEST, A DISTANCE OF 1651.88 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00° 58' 51" WEST, A DISTANCE OF 100.0 FEET; THENCE NORTH 89° 13' 40" WEST, A DISTANCE OF 225.0 FEET; THENCE NORTH	00° 58' 51" EAST, A DISTANCE OF 100.0 FEET; THENCE SOUTH 89° 13' 40" EAST, A DISTANCE OF 225.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY 25.0 FEET TO BE USED FOR ROAD RIGHT OF WAY PURPOSES. TOGETHER WITH A 2009 NOBILITY MODEL MANUFACTURED HOME BEARING SERIAL NOS.: N110684A AND N110684B. 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 32802-2346 30 days from the first date

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA001353CAAXWS NEWREZ LLC, Plaintiff, vs. MANTANA P HORDEY CZUK A/K/A MANTANA HORDEY CZUK, et al., Defendant. To: MANTANA P HORDEY CZUK A/K/A MANTANA HORDEY CZUK 6131 LAFAYETTE STREET, NEW PORT RICHEY, FL 34652 UNKNOWN SPOUSE OF MANTANA P HORDEY CZUK A/K/A MANTANA HORDEY CZUK	6131 LAFAYETTE STREET, NEW PORT RICHEY, FL 34652 FLOORING V.I.P. EXPRESS, LLC 15602 WILLOWDALE RD, TAMPA, FL 33625 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT SIX (6) AND A PORTION OF LOT (5) IN BLOCK ONE HUNDRED THREE (103) OF THE CITY OF NEW PORT RICHEY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 5 FOR A POINT OF BEGINNING; THENCE RUN ALONG	THE SOUTHERLY BOUNDARY LINE OF SAID LOT 5 NORTH 65 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 248 FEET, MORE OR LESS, TO POINT "A" ON THE BANK OF THE PITHLACHASCOTEE RIVER, THENCE RETURN TO THE POINT OF BEGINNING; THENCE RUN NORTH 0 DEGREES 19 MINUTES 45 SECONDS WEST A DISTANCE OF 8.46 FEET, THENCE NORTH 61 DEGREES 30 MINUTES 21 SECONDS WEST A DISTANCE OF 256.2 FEET, MORE OR LESS, TO THE BANK OF THE PITHLACHASCOTEE RIVER, THENCE MEANDER THE BANK OF THE PITHLACHASCOTEE RIVER IN A SOUTHERLY DIREC-	TION A DISTANCE OF 29 FEET, MORE OR LESS, TO POINT "A" AS PREVIOUSLY DESCRIBED; SUBJECT TO EXISTING EASEMENTS FOR DRAINAGE AND UTILITIES; SAID PORTION OF LOT AND BLOCK BEING DESIGNATED IN ACCORDANCE WITH THE REVISED PLAT OF SAID CITY RECORDED IN PLAT BOOK 4 AT PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, 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 24th, 2026

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001728CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CINDY DE LA ROSA; Defendants NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the July 14, 2026 Foreclosure Sale and to Reschedule Foreclosure Sale July 7, 2026, and entered in Case No. 2025CA001728CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. LAKEVIEW LOAN SERVICING, LLC (hereafter "Plaintiff"), is Plaintiff and CINDY DE LA ROSA; are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m.,	on the 20TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 56, MEADOW POINTE PARCEL 15 UNIT 2 REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 141, 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. 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) 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

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA001531CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TREEHOUSE SERIES IV TRUST, Plaintiff, v. PETER J. SCORDAMAGLIA, et al, Defendant(s). To the following Defendant(s): UNKNOWN TENANT #1 (Last Known Address: 3440 Umber Road, Holiday, FL 34691) UNKNOWN TENANT #2 (Last Known Address: 3440 Umber Road, Holiday, FL 34691) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 857, ALOHA GARDENS UNIT SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 132 THROUGH 134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3440 UMBER ROAD, HOLIDAY, FL 34691 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 08/24/26, a date which is within thirty (30) days after the first publication of this Notice in	the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 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 WITNESS my hand and the seal of this Court this July 21, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 July 24, 31, 2026

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.

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08/27/2025

ESTATE

FIRST INSERTION AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FL CASE NO.: 24-CC-005256CCAXES REECE BUILDERS/WINDOWS, INC. Plaintiff, v. IDA E. SALMI DUFFY Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated July 13, 2026 and entered in Case No. 24-CC-005256CCAXES of the County Court of the 6th Judicial Circuit in and for Pasco County, Florida, the clerk shall sell the property situated in Pasco County, Florida described as: Legal Description: PALM TERRACE ESTATES UNIT 2 PB 9 PG 39 LOT 47 OR 8063 PG 92 FOLIO ID: 15-25-16-0260-00000-0470 Post Office Address: 10938 HILLCREST AVE PORT RICHEY, FL 34668-2508 At public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, at 11:00 A.M. on August 18, 2026, in accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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. 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. Dated this 15th day of July, 2026. Attorney for Reece Builders/Windows, Inc. 7342 NE 11th Street Okeechobee, FL 34974 Tele: 954-665-6885 Email: robert@remlawyer.com Florida Bar # 111663 July 24, 31, 202626-01774P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026CP000877 IN RE: ESTATE OF THEODORE FRANKLIN DURLING Deceased. The administration of the estate THEODORE FRANKLIN DURLING, deceased, whose date of death was April 11, 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 name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF 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. The date of first publication of this Notice: July 24, 2026. Personal Representative JENNIFER DURLING 129 MARCUS ROAD, CHAPEL HILL, NC 27514 Attorney for Personal Representative JULIE LANDRIGAN BALL, ESQUIRE Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com July 24, 31, 202626-01765P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2026-CP-0946-ES IN RE: ESTATE OF ANTOINETTE DEMMA a/k/a ANTOINETTE NICOLETTE DEMMA Deceased. The administration of the estate of ANTOINETTE DEMMA a/k/a ANTOINETTE NICOLETTE DEMMA, deceased, whose date of death was January 27, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 24, 2026. Personal Representative: LISA DEMMA BOGNER 542 Loop Rd. Clayton, North Carolina 27527 Attorney for Personal Representative: DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com July 24, 31, 202626-01849P	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. 2025CA003499CAAXWS PennyMac Loan Services, LLC, Plaintiff, vs. Andrew Phillip Cisek, IV a/k/a Andrew P. Cisek, IV a/k/a Andrew Cisek, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003499CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Andrew Phillip Cisek, IV a/k/a Andrew P. Cisek, IV a/k/a Andrew Cisek; Hunting Creek Multi-Family Homeowners' Association, Inc. a/k/a Hunting Creek Multi-Family Homeowners Association, Inc.; LVNV Funding LLC; 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 9th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 238, HUNTING CREEK MULTI-FAMILY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 125, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 23-26-16-0070-00000-2380 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 20th 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, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F02660 July 24, 31, 202626-01838P
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. 2025CA001293CAAXWS V.L.P. MORTGAGE, INC., Plaintiff, vs. RICK GOYT, INC., et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 21, 2026 in Civil Case No. 2025CA001293CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein V.L.P. MORTGAGE, INC. is Plaintiff and RICK GOYT, 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 19th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 34, Block 1 SUMMER LAKES TRACTS 3, 4, AND 5, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 2 through 6, 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. Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff July 23, 30, 202626-01866P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 2026CP000172CPAXES IN RE: ESTATE OF BETTY JORDAN Deceased. The administration of the estate of BETTY JORDAN, deceased, whose date of death was October 20, 2024, and whose social security number is xxx-xx-0587, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. 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 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 7/24/2026. Personal Representative: KARL LEE JORDAN 5450 Bruce B Downs Blvd. #178, Wesley Chapel, FL 33544 Florida Bar No.: 371750 Gassman, Denicolo & Ketron, P.A. 1245 Court Street Clearwater, Florida 33756 Telephone: (727) 442-1200 E-Mail Address: alan@gassmanpa.com E-Mail Address: nmoon@gassmanpa.com July 24, 31, 202626-01856P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026CP000981CPAXES IN RE: Estate of WAYNE RUSSELL SHAW, a/k/a WAYNE R. SHAW, a/k/a WAYNE SHAW, Deceased. The administration of the estate of WAYNE RUSSELL SHAW, a/k/a WAYNE R. SHAW, a/k/a WAYNE SHAW, deceased, whose date of death was MAY 8, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal 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 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. 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 24, 2026. Personal Representatives: JULIE A. REYNOLDS 311 Larch Road Ocala, FL 34480 WENDY S. HUMPHREY 113 Harolds Way Cornish, ME 04020 Attorney for Personal Representatives: C. BLAKE HOLTZHOWER, ESQUIRE R. SETH MANN, P.A. E-mail address: blake@sethmannlaw.com Florida Bar Number 1027797 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 July 24, 31, 202626-01789P	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001003 IN RE: ESTATE OF LAWRENCE ALAN LABELLE, Deceased. The administration of the estate of LAWRENCE ALAN LABELLE, deceased, whose date of death was March 4, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. 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 24, 2026. ROBERT D. HINES, ESQ. Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: ntservice@hnh-law.com July 24, 31, 202626-01832P

--- ACTIONS / SALES ---

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 512025CA003458CAAXES Rocket Mortgage, LLC, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of William Gregory Davis a/k/a William G. Davis a/k/a Gregory Davis, Deceased, et al., Defendants.			
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 512025CA003458CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Rocket Mortgage, LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of William Gregory Davis a/k/a William G. Davis a/k/a Gregory Davis, Deceased; Jessica Bolduc f/k/a Jessica Lynn Davis f/k/a Jessica L. Davis; Willow Pointe/Pasco Homeowners' Association, Inc. 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 20th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 17, WILLOW BEND, TRACT MF-2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 102-106, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 31-26-19-0140-00000-0170 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: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD 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 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 transporta-			
tion to court should contact their local public transportation providers for information regarding transportation services. Dated this 17th 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-F02786 July 24, 31, 2026 26-01828P			

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. 2025CA004158CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAGOBERTO PEREZ SOTOLONGO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 9, 2026, and entered in 2025CA004158CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN			
SERVICING, LLC is the Plaintiff and DAGOBERTO PEREZ SOTOLONGO; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 10, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 848 OF THE UNRECORDED PLAT OF JASMINE LAKES UNIT 6-D, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUN-			
TY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 805, JASMINE LAKES UNIT 6-B AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 102 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 805, NORTH 89°43'05" WEST, AS DISTANCE OF 663.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'05" WEST, A DISTANCE OF 65 FEET; THENCE NORTH 0°16'55" EAST, A DISTANCE OF 100 FEET; THENCE			
SOUTH 89°43'05" EAST, A DISTANCE OF 65 FEET; THENCE SOUTH 0°16'55" WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THE NORTH 10 FEET, THE WEST 3 FEET, THE EAST 3 FEET AND THE SOUTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES. Property Address: 7905 MIMOSA DR, PORT RICHEY, FL 34668 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 21 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 July 24, 31, 2026 26-01861P			
court should contact their local public transportation providers for information regarding transportation services. Dated this 21 day of July, 2026. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 25-348939 - NaP July 24, 31, 2026 26-01861P			

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. 2025CA002348CAAXWS PHH MORTGAGE CORPORATION, Plaintiff, vs. DENISE E. GALANOS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 9, 2026, and entered in 2025CA002348CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and DENISE E. GALANOS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CYPRESS LAKES HOMEOWNERS' ASSOCIATION OF PASCO, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00			
AM, on August 10, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 47, CYPRESS LAKES UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 130-136, INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4700 DUMONT STREET, NEW PORT RICHIE, FL 34653 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. 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 21 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 24-236638 - NaP July 24, 31, 2026 26-01860P			
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA002654 TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER R. DAFTER JR, ROBERT SCOTT DAFTER AND UNKNOWN PARTIES IN POSSESSION, Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated July 8, 2026, in Case No.: 2024CA002654 of the Circuit Court in and for Pasco County, Florida, wherein TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES,			
LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER R. DAFTER JR, ROBERT SCOTT DAFTER AND UNKNOWN PARTIES IN POSSESSION, Defendant(s). Parcel I.D. No.: 11-25-16-0150-00000-0820 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY			
ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. DATED: July 21, 2026 By: /s/ Carlos Arias Carlos Arias, Esquire Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 July 24, 31, 2026 26-01859P			

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001574CAAXES WELLS FARGO BANK, N.A Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF SHANNON M. CAIN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BARBARA CAIN; Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 10, 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: THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 123 AS PER PLAT OF THE ZEPHYRHILLS COLONY COMPANY LANDS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE RUN NORTH 560 FEET; THENCE WEST 340 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 80 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF TRACT 118 OF SAID ZEPHYRHILLS COLONY COMPANY LANDS; THENCE RUN WEST 210 FEET; THENCE SOUTH 80 FEET, MORE OR LESS, TO A POINT 210 FEET WEST OF			
THE POINT OF BEGINNING; THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING. a/k/a 37255 HANNAH LN, ZEPHYRHILLS, FL 33542-1832 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on August 12, 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 15 day of July, 2026. eXL Legal, PLLC Designated Email Address: efling@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 1000010894 July 24, 31, 2026 26-01772P			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026CA001000CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CLINT A. HUFF A/K/A CLINT ANDREW HUFF; CHAPEL PINES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF CLINT A. HUFF AKA CLINT ANDREW HUFF Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court for PASCO COUNTY shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 10 day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK M, CHAPEL PINES - PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGES 85-88, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 6405 TABOGI TRL, WESLEY CHAPEL, FL 33545 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE			
ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 15 day of July 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-02770 July 24, 31, 2026 26-01769P			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO: 2025-CA-003833 UNITY INVESTMENT SOLUTIONS, LLC., Plaintiff, vs. BENJAMIN MAS, WESTLAKE SERVICES, LLC. d/b/a WESTLAKE FINANCIAL SERVICES, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, and WESTCOR LAND TITLE INSURANCE, CO., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered on July 16, 2026 in Civil Case No. 2025-CA-003833 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein UNITY INVESTMENT SOLUTIONS, LLC is Plaintiff and BENJAMIN MAS, WESTLAKE SERVICES, LLC. d/b/a WESTLAKE FINANCIAL SERVICES, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, and WESTCOR LAND TITLE INSURANCE, CO are Defendants, the Clerk of Court will sell to the highest and best bidder for case electronically at https://www.pasco.realforeclose.com/ in accordance with Chapter 45, Florida Statutes on the 14th day of September 2026 at 11:00 AM, EST. on the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit: THE SW¼ OF THE NW¼ OF THE NW¼ OF THE NE ¼, SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST,			
PASCO COUNTY, FLORIDA, LESS THE NORTH 156.0 FEET THEREOF, AND LESS THE EAST 140.0 FEET THEREOF, AND LESS RIGHT-OF WAY AS NOW LOCATED ON FLORIDA AVENUE AND FOURTEENTH STREET. Property address: 13910 14TH STREET, DADE CITY, FLORIDA 33525 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. 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." Respectfully submitted, DUNIVAN LAW, PA Attorneys for Plaintiff. 5668 Fishhawk Crossing Blvd., Suite 333 Lithia, Florida 33547 Phone: 813.252.0239 Email: bryant@dunivanlaw.com eservice@dunivanlaw.com By: Isl Bryant H. Dunivan Jr. Bryant H. Dunivan Jr., Esq. Fla. Bar No.: 102594 MI P. No.: 85206 July 24, 31, 2026 26-01771P			

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2026CA001033CAAXWS NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MUZAFFAR FIZUL KARIM, et al, Defendants. TO: MUZAFFAR FIZUL KARIM 3440 Darlington Rd Holiday, FL 34691 MUZAFFAR FIZUL KARIM 10627 FL-54 New Port Richey, FL 34655 PERSONAL & CONFIDENTIAL UNKNOWN SPOUSE OF MUZAFFAR FIZUL KARIM 3440 Darlington Rd	Holiday, FL 34691 UNKNOWN SPOUSE OF MUZAFFAR FIZUL KARIM 10627 FL-54 New Port Richey, FL 34655 PERSONAL & CONFIDENTIAL UNKNOWN TENANT #1 3440 Darlington Rd Holiday, FL 34691 UNKNOWN TENANT #2 3440 Darlington Rd Holiday, FL 34691 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that

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. 2025CA003217CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. EMILY MARIE HAYES AND BRYAN THOMAS BARR, SR., et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 9, 2026, and entered in 2025CA003217CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and EMILY MARIE HAYES; BRYAN THOMAS BARR, SR. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 10, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK D, WATERWAY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 14709 KING-FISH LN, HUDSON, FL 34667 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section	45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 21 day of July, 2026. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 25-353268 - NaP July 24, 31, 202626-01862P

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 512025CA004139CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KENNETH R. RITCHIE; OAKS ROYAL PHASE III HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 1, 2026, and entered in Case No. 512025CA004139CAAXES of the Circuit Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and KENNETH R. RITCHIE; OAKS ROYAL PHASE III HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on August 31, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 128, OAKS ROYAL, PHASE THREE, FIRST ADDITION, AS	PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 90, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1986 FLEETWOOD MOBILE HOME BEARING VIN NUMBERS: #LFLBF2AG103208109 AND #LFLBF2BG103208109; TITLE NUMBERS: 44075224 AND 44075289 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. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED July 14, 2026. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1475-223938 / GSI July 24, 31, 202626-01770P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA003582CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST VERONICA BURKS LOCKLEAR, DECEASED, et al, Defendant(s). To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST VERONICA BURKS LOCKLEAR, DECEASED (Last Known Address: 2005 Holiday Dr, Holiday, FL 34691) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 840-G, RIDGEWOOD GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 2005 HOLIDAY DR, HOLIDAY, FL 34691 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti Berg-	If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of the said Court on the day of JUL 17 2026. CLERK OF THE CIRCUIT COURT By: Deputy Clerk (COURT SEAL) LLS16435 July 24, 31, 202626-01825P

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA003582CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST VERONICA BURKS LOCKLEAR, DECEASED, et al, Defendant(s). To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST VERONICA BURKS LOCKLEAR, DECEASED (Last Known Address: 2005 Holiday Dr, Holiday, FL 34691) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 840-G, RIDGEWOOD GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 2005 HOLIDAY DR, HOLIDAY, FL 34691 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti Berg-	er LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 08/24/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this July 17, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 July 24, 31, 202626-01790P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2019CA000168CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. DALLAS L. NAGY III; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MATTHEW ALEXANDER NAGY, DECEASED; MIA NAGY; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 8, 2026 and entered in Case No. 2019CA000168CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and DALLAS L. NAGY III; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MATTHEW ALEXANDER NAGY, DECEASED; MIA NAGY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; THE VERANDAHS	AT PASCO COMMUNITY ASSOCIATION, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on August 10, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 69, VERANDAHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 16th day of July 2026. By: /s/ Marc Granger, Esq. Bar. No.: 1468701 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 18-01250 SF July 24, 31, 202626-01773P

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025CA003459CAAXWS WELLS FARGO BANK, N.A., Plaintiff, vs. JOSE PEREZ, JR, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 15, 2026, and entered in Case No. 2025CA003459CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Jose Perez, Jr, Jose Perez, Sr, Ana J. Perez, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the August 10, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 2369, BEACON SQUARE UNIT 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 94, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 3750 SAIL DR. NEW PORT RICHEY FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than	the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. 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. Dated this 17 day of July 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Vanessa Nieto Florida Bar #107084 Vanessa Nieto, Attorney IN/24-005697 July 24, 31, 202626-01837P

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. 2025CA002281CAAXWS Truist Bank, Plaintiff, vs. Geraldine M. Rodriguez, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002281CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank is the Plaintiff and Geraldine M. Rodriguez; Ruxton Village II Homeowners Association, Inc.; Tall Pines Community Association, Inc. 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 10th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 218, RUXTON VILLAGE UNIT 22, TALL PINES AT RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 103 AND 104 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 31-25-17-0220-00000-2180 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 21st 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-FO1726 July 24, 31, 202626-01858P

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT, IN THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026-CA-00763 WFK & ASSOCIATES II, LLP, Plaintiff, vs. JOSHUA KING, FLORIDA ROOF SPECIALISTS, INC., VELOCITY INVESTMENTS, L.L.C., and NIKKI ALVAREZ-SOWLES, PASCO COUNTY CLERK OF COURT, Defendants. NOTICE IS HEREBY GIVEN, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE dated July 15, 2026, entered in this case, the Pasco County Clerk of Court will sell to the highest and best bidder for cash, by electronic sale at www.pasco.realforeclose.com, commencing at 11:00 am on August 24, 2026, the following described real property as set forth in the aforementioned judgment, to wit: Lot 23, LAKE PADGETT SOUTH UNIT ONE, according to map thereof as recorded in Plat Book 13, Pages 125 through 127; 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 within sixty (60) days after the 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: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD 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 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 15th of July, 2026. By: s/ David E. Williamson David E. Williamson, Esq. July 24, 31, 202626-01791P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000109TDAXXX That FRANK W BELL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1709806 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0140 TAYLORS HTS MB 5 PG 164 LOT 14 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 926 OR 6877 PG 789 Name(s) in which assessed: JOHN VASSILAGORIS REGISTERED AGENT TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01824P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000108TDAXXX That FRANK W BELL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1709803 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0110 TAYLORS HTS MB 5 PG 164 LOT 11 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 931 OR 6877 PG 789 Name(s) in which assessed: TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC JOHN VASSILAGORIS REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01823P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000107TDAXXX That FRANK W BELL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1709805 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0130 TAYLORS HTS MB 5 PG 164 LOT 13 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 981 OR 6877 PG 789 Name(s) in which assessed: JOHN VASSILAGORIS REGISTERED AGENT TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01822P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000106TDAXXX That FRANK W BELL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1709804 Year of Issuance: 06/01/2018 Description of Property: 04-26-16-0020-00000-0120 TAYLORS HTS MB 5 PG 164 LOT 12 SUBJECT TO DRAINAGE EASEMENT OVER ENTIRE LOT PER OR 6473 PG 976 OR 6877 PG 789 Name(s) in which assessed: TAYLOR'S HEIGHTS HOMEOWNERS ASSOCIATION INC JOHN VASSILAGORIS REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01821P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000103TDAXXX That MORNING STAR ONE LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2206301 Year of Issuance: 06/01/2023 Description of Property: 36-24-16-0060-00000-0860 PARKWOOD ACS UNIT 1 UN-REC LOT 86 DESC AS COM NE COR SEC TH N89DEG 12'04"W 200 FT THS00 DEG 58'50"W 1850 FT FOR POB TH CONT S00DEG 58'50"W 100 FT TH N89DEG 17'04"W 175 FT TH N00DEG 58'50"E 100 FT TH S89 DEG 17'04"E 175 FT TO POB Name(s) in which assessed: LAURI ANN DACEY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01818P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000085TDAXXX That MICHIGAN ATLANTIC EQUITITIES LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2200264 Year of Issuance: 06/01/2023 Description of Property: 26-23-21-002A-00000-0352 SUB OF SE1/4 OF NW1/4 OF SEC 26 TWP 23S R 21E PB 2 PG 44 NORTH 220 FT OF SOUTH 280 FT OF LOT 35 EXC EAST 100 FT THEREOF OR 1889 PG 182 Name(s) in which assessed: ISAIAH STEWART JR RUBY M STEWART All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01806P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000083TDAXXX That MICHIGAN ATLANTIC EQUITITIES LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2201134 Year of Issuance: 06/01/2023 Description of Property: 33-25-21-0010-00800-0040 CUNNINGHAM ESTATES PB 5 PG 82 LOT 4 BLOCK 8 OR 9773 PG 1602 Name(s) in which assessed: LINDA K VALLEE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01804P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000097TDAXXX That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2206803 Year of Issuance: 06/01/2023 Description of Property: 10-25-16-0610-00000-7180 GULF HIGHLANDS UNIT 6 PB 16 PGS 48 & 49 LOT 718 OR 5463 PG 255 Name(s) in which assessed: CRYSTAL MONAST All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01813P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000098TDAXXX That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2208035 Year of Issuance: 06/01/2023 Description of Property: 03-26-16-0090-00700-0080 RICHEY LAKES NO 1 PB 4 PG 100 LOT 8 BLK 7 OR 9616 PG 3632 Name(s) in which assessed: KYLE R SCHAERFFER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01814P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000084TDAXXX That MICHIGAN ATLANTIC EQUITITIES LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2200382 Year of Issuance: 06/01/2023 Description of Property: 04-24-21-0000-00100-0065 THE E1/2 OF E1/2 OF W1/2 OF N1/2 OF NW1/4 OF SE1/4 LESS THE NORTH 525.00 FT; & THE W1/2 OF E1/2 OF W1/2 OF N1/2 OF NW1/4 OF SE1/4 LESS THE NORTH 475.00 FT SUBJECT TO AN INGRESS-EGRESS EASEMENT OVER THE WEST 25.00 FT THEREOF TOGETHER WITH AN EASEMENT FOR INGRESS-EGRESS OVER THE WEST 25.00 FT OF NORTH 475.00 FT OF W1/2 OF E1/2 OF W1/2 OF N1/2 OF NW1/4 OF SE1/4 OR 3623 PG 1782 OR 7438 PG 1406 OR 8587 PG 1121 OR 9158 PG 3641 Name(s) in which assessed: ELIZABETH BASS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01805P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000099TDAXXX That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2209773 Year of Issuance: 06/01/2023 Description of Property: 24-26-15-0030-00001-0370 BEACON SQUARE UNIT NINE PB 9 PGS 42 & 43 LOT 1037 EXC PARCEL 1037-A DESC AS COM AT SW COR OF LOT 1037 FOR POB TH ALG WEST BDY LINE OF LOT 1037 N00DG 22' 07"E 14.00 FT TH S22DG 44' 44"E 14.77 FT TO SOUTH BDY LINE OF LOT 1037 TH ALG SOUTH BDY LINE 5.81 FT ALG ARC OF CURVE TO LEFT RAD 40.00 FT CHD 5.81 FT BRG S86DG 12' 26"W TO POB OR 3400 PG 1819 Name(s) in which assessed: LINDA C MEDCALF LINDA C YORKS LINDA C METCALF All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01815P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000078TDAXXX That PALLUM 401 K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108139 Year of Issuance: 06/01/2022 Description of Property: 11-26-16-0010-01400-0031 PORT RICHEY LAND COMPANY SUB PB 1 PG 60 THAT PART OF TRACTS 14 & 15 & THAT PART OF TRACTS 38 & 39 OF TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 68 LYING NELY OF LITTLE ROAD PER OR 888 PG 1739 & NWLY OF OLD CE-CELIA DRIVE PER OR 925 PG 965 & ALSO NWLY OF RIVER CROSSING OFFICE COMPLEX ROADWAY EASEMENT PER OR 3594 PG 1933 & SLY OF SLY PITHLA- CHASCOTTEE RIVER WETLAND JUR- ISDICTIONAL LIMITS PER OR 1954 PG 15 EXC THAT PART THEREOF IN RIVER CROSSING UNIT 11 PB 26 PG 65 & EXC RIVER CROSSING OFFICE COMPLEX-PARCEL 1, RIVER CROSSING OFFICE COMPLEX-DRAINAGE EASEMENT NO 3.& THAT POR THEREOF IN RIVER CROSSING OFFICE COMPLEX DRAINAGE EASE- MENT NO 1 PER OR 3594 PG 1933 & EXC THAT PART LYING BETWEEN SAID SLY LIMITS,RIVER CROSSING UNIT11&CONSV EASE BDYPER2028/ /1936;&EXCR/WPCL=108;&EXC POR PER5773/1884;SUBJ TO ESMT PER 3549/1984 & 3595/1 OR 3619 PG 1971 Name(s) in which assessed: WYNDHAM INVESTMENT CORP CARLA MINIERI REGISTERED AGENT LITTLE ROAD PARTNERSHIP All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01799P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000077TDAXXX That PALLUM 401 K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108137 Year of Issuance: 06/01/2022 Description of Property: 11-26-16-0010-01400-0020 PORT RICHEY LAND COMPANY SUB PB 1 PGS 60 & 61 POR OF TRACTS 14 & 15 DESC AS COM AT SE COR OF SEC 11 TH S89DG 51' 59"E 60.01 FT TH 2262.37 FT ALG ARC OF CURVE TO LEFT RAD 2060.26 FT CHD 2150.41 FT BRG N30DG 47' 37"W TH N62DG 15' 06"W 451.76 FT FOR POB TH CONT N62DG 15' 06"W 591.93 FT TH 1247.25 FT ALG ARC OF CURVE TO RIGHT RAD 1140 FT CHD 1185.97 FT BRG N30DG 54' 31"W TH N00DG 26' 04"E 300.34 FT TH S89DG 21' 16"E 550.00 FT TH S50DG 10' 35"E 1439.92 FT TH 226.33 FT ALG ARC OF CURVE TO RIGHT RAD 490.00 FT CHD 224.33 FT BRG S37DG 39' 25"W TH S50DG 53' 22"W 134.49 FT TH 319.07 FT ALG ARC OF CURVE TO LEFT RAD 790 FT CHD 316.91 FT BRG S39DG 19' 08"W TH S27DG 44' 54"W177.98FT TOPOBEXCPORLYING SOUTHOFRIVER, &EXCPOROFR/WPCL 109LYINGNORTHOFRIVER &EXC R/W PCL 601;SUBJECT TO CONSV EASEMENT PER OR 2028 PG 1936 OR 3619 PG 1971 Name(s) in which assessed: LITTLE ROAD PARTNERSHIP CARLA A MINIERI REGISTERED AGENT WYNDHAM INVESTMENT CORP All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01798P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000091TDAXXX That WENDY TRAN LIN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2205650 Year of Issuance: 06/01/2023 Description of Property: 01-24-16-0080-00200-0120 PALM VILLAGE UNREC NORTH PART OF TRACT A AKA EAST PART OF JEBERT DR DESC AS COM AT N1/4 COR OF SEC 1 TH S00DG 32' 00"W ALG CENTERLINE OF SEC 757.00 FT TH N89DG 28' 00"W 805.99 FT TO POB TH N48DG 35' 30"E 49.58 FT TH N34DG 35' 47"E 411.03 FT TH 47.15 FT ALG ARC OF CURVE RIGHT RAD 105.38 FT CHD BRG & DIST N47DG 24' 59"E 46.76 FT TH N60DG 14' 06"E 300.18 FT TH S00DG 32' 00"W 57.91 FT TH S60DG 14' 06"W 270.96 FT TH 24.78 FT ALG ARC OF CURVE LEFT RAD 55.38 FT CHD BRG & DIST S47DG 24' 53"W 24.57 FT TH S34DG 35' 47"W 417.23 FT TH N89DG 28' 00"W 74.80 FT TO POB SUBJ TO UTILITY,INGRESS/EGRESS & MAINT ESMT PER OR 5413 PG 1126 OR 5254 PG 634 OR 9010 OG 908 Name(s) in which assessed: VERNA MAE SLOAN TERRI L CROLEY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01808P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000094TDAXXX That MERCURY FUNDING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2209429 Year of Issuance: 06/01/2023 Description of Property: 31-26-16-0110-00600-00A0 ADELLE GARDENS PB 6 PG 16 POR OF BLOCK B BEING A REPLAT OF BLOCK 6 OF ADELLE GARDENS PB 5 PG 29 POR DESC AS COM AT NW COR OF BLOCK 6 TH EAST 145.00 FT TH SOUTH 100.00 FT FOR POB TH EAST 111.00 FT TH SOUTH 50.00 FT TH WEST 111.00 FT TH NORTH 50.00 FT TO POB Name(s) in which assessed: BAY AREA RENTAL & REALTY LLC PIERRE FOWLER REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01811P

FIRST INSERTION
Notice of Application for Tax Deed 2026XX000014TDAXXX That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108526 Year of Issuance: 06/01/2022 Description of Property: 18-26-16-0400-00004-014A GARDENS OF BEACON SQUARE CONDO NO 4-B PB 12 PG 8 BLDG 4014 UNIT A & COMMON ELEMENTS Name(s) in which assessed: FEBRUARY 17, 2024 LAND TRUST FRESH LEGAL PERSPECTIVE PL TRUSTEE FRESH LEGAL PERSPECTIVE PLLC KEATHEL W CHAUNCEY ESQUIRE REGISTERED AGENT FRESH LEGAL PERSPECTIVE PL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 27, 2026 at 10:00 am. July 13, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk July 24, 31; August 7, 14, 2026 26-01819P

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.

IV18237_V13

OFFICIAL
COURTHOUSE
WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

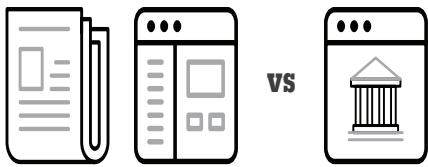
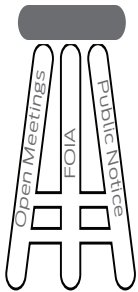
mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool** of government transparency



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND 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

SECOND 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, 2026

26-01682P

SECOND 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

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE COURTS

Business
Observer

JULY 28, 2026

--- ESTATE / PUBLICS ---

SECOND 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

THIRD INSERTION

PALMETTO RIDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

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

SECOND 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 Development 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 Manager'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 evidence upon which such appeal is to be based.

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

SECOND 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 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.

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

SECOND 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 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.

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

SECOND 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, 2026 26-01689P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. **2026-CP-000695 CPAXWS**

Division Probate

IN RE: ESTATE OF

VERNE LEWIS MARTIN, II

Deceased.

The administration of the estate of Verne Lewis Martin, II, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Becky Ann Stanger
2344 Brinley Drive
Trinity, Florida 34655

Attorney for Personal Representative: /s/ Mercedes Buntz
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
Mercedes Buntz Law, PLLC
918 Drew Street, Ste. A
Clearwater, Florida 33755
Telephone: (727) 474-0228
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail: service@lawsprt.com
July 17, 24, 2026 26-01692P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR Pasco COUNTY, FLORIDA

PROBATE DIVISION

File No.

51-2026-CP-000144-CP-AXES

IN RE: ESTATE OF

Morris J. Peavey, JR. a/k/a

Morris James Peavey

Deceased.

The administration of the estate of Morris J. Peavey, JR, also known as Morris James Peavey, deceased, whose date of death was May 28th, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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:
Janice V. Arellano, ESQ
955 State Route 34 Suite 200
Matawan, NJ 07747

THEODORE R. M. MILLER, ESQ.
MILLER TROIANO, P.A.
Attorneys for Personal Representative
2323 S. FLORIDA AVENUE
LAKE LAND, FL 33803
Telephone: 863-688-7038
Florida Bar No. 1010557
Email Addresses: tmiller@millerlawfl.com
tcook@millerlawfl.com
July 17, 24, 2026 26-01693P

SECOND 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

THIRD 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

PUBLISH
YOUR
LEGAL NOTICE

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

or email
legal@businessobserverfl.com

PUBLICS

SECOND 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

SECOND 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.

26-01691P

SECOND 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

SECOND 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

MEADOW POINTE II 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.

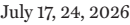
Additional Provisions

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



26-01684P

SECOND INSERTION

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

NOTICE IS HEREBY
GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003759CAAXWS of the Circuit

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.

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, 2026 26-01708P

26-01708P

VICINITY MAP

26-01685P

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:
Terri H. Casteel
 5802 Tower Road
 Land O' Lakes, Florida 34638
 Attorney For Personal Representative:
LESLIE J. BARNETT, Attorney
 Florida Bar Number: 133310
GUNSTER, YOAKLEY & STEWART
 401 E. Jackson Street, Suite 1500
 Tampa, Florida 33602
 Telephone: (813) 228-9080
 Fax: (813) 228-6739
 E-Mail: lbarnett@gunster.com
 Secondary E-Mail:
 jdurant@gunster.com
 Secondary E-Mail:
 eservice@gunster.com
 July 17, 24, 2026
 26-01699P

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, of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, of the 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.

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

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

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.

SECOND 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

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. 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

SECOND 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,

SECOND 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

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, 2026 26-01703P

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: flmail@raslg.com
26-399265
July 17, 24, 2026 26-01697P

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

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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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.realforeclose.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.,

SECOND 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



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

LV10248

SECOND 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 following 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 Defendant'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	

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. 2026CA001994CAAXES Freedom Mortgage Corporation Plaintiff, vs. Armaïne Atienza, as Successor Trustee of the Annjeny Atienza Revocable Living Trust dated October 30, 2024; Asbel Estates Homeowners Association, Inc.; Armaïne Atienza; Unknown Beneficiaries of the Annjeny Atienza Revocable Living Trust dated October 30, 2024 Defendants. TO: Unknown Beneficiaries of the An-jeny Atienza Revocable Living Trust dated October 30, 2024 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 8, BLOCK 20, ASBEL ES-TATES PHASE 3, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGES 39 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORI-DA. 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	
July 17th 2026, and file the original with the Clerk of this Court either be-fore service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or 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 on July 13th 2026. Nikki Alvarez - Sowles As Clerk of the Court (SEAL) By Brittany Feagley As Deputy Clerk	
Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F02101 July 17, 24, 2026	
26-01709P	

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, PAS- CO COUNTY, FLORIDA BE- ING 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 CENTER- LINE OF MADISON STREET AS SHOWN ON THE PLAT OF PINE HILL HEIGHTS, UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGE 131 AND O.R. 888, PAGE 624 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST 1183.20 FEET; THENCE SOUTH 89 DE- GREES 46 MINUTES 00 SEC- ONDS 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 BE- GINNING. 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 publi- cation, otherwise a Judgment may be entered against you for the relief de- manded in the Complaint. 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: Shakira Ramirez Pagan Deputy Clerk 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 17, 24, 2026	
26-01688P	

SECOND 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 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. 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 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 732.221. 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	

SECOND 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 De- velopment District (the "District") will hold a public hearing and a meeting on Wednes- day, 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 of- fice 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 assess- ments, if any) will appear on November 2026 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a dis- count of up to 4% if paid early. The County Tax Collector will collect the assessments for all lots and parcels with- in 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 assess- ments 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 im- pairment 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 con- tacting 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. Darryl Adams District Manager July 17, 24, 2026	
26-01663P	

THIRD 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 Com- plaint 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, 2026, and to file the original of the written defenses with the clerk of this court either before service or immedi- ately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief de- manded, 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 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL 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	

THIRD INSERTION	
NOTICE OF ACTION (formal notice by publication) THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2026CA001774CAAXWS DIVISION: G Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. 5825 8th Avenue Land Trust u/a/d 9/23/2025 Sunny United Inc. as beneficiary D.R. Taylor LLC as Trustee; Joseph Maximilan Fuchek; 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 Fuchek 444 N. Lemon Avenue Brooksville, Florida 34601 YOU ARE NOTIFIED that a Com- plaint 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 de- fenses with the clerk of this court either before service or immediately thereaf- ter. Failure to serve and file written de- fenses as required may result in a judg- ment 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 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, Pro- bate 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 de- mands against decedent's estate on whom a copy of this notice is re- quired to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER- VICE 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the de- cedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Dispo- sition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may ap- ply, unless a written demand is made by a creditor as specified under section 732.221. 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	

PUBLICS / SALES / ACTIONS ---

SECOND 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, Hudson, 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 obligated party. We reserve the right to refuse any bids.	July 17, 24, 202626-01737P

SECOND 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: fltrealprop@kelleykronenberg.com /s/ Tajji S. Foreman Tajji S. Foreman FBN: 0058606 File No: 2390.000268 July 17, 24, 2026	26-01687P	

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA000692CAAXWS VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. BRENT M BENNETT AND REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHELY, et al., Defendants. TO: REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHELY 9535 CLYDE ST, HUDSON, FL 34669 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: TRACT 573 OF THE UNRECORDED PLAT OF PARKWOOD ACRES SUBDIVISION, UNIT FOUR, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 17' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2,150.0 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 89 DEGREES 17' 10" WEST A DISTANCE OF 100.0 FEET, THENCE SOUTH 00 DEGREES 51' 07" WEST, A DISTANCE OF 250.0 FEET, THENCE SOUTH 89 DEGREES 17' 10" EAST, A DISTANCE OF 100.0 FEET, THENCE NORTH 00 DEGREES 51' 07" EAST A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY AND NORTHERLY 25.0 FEET		
THEREOF TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before AUGUST 17, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. 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. WITNESS my hand and the seal of this Court this July 14, 2026. (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-05382 July 17, 24, 2026	26-01724P	

SECOND 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 scraft@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		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR THE SIXTH JUDICIAL CIRCUIT 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.. /a/ 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	

THIRD INSERTION		
PREPARED BY: EXL LEGAL PLLC 12425 28TH ST NO # 200 ST PETERSBURG, FL 33716 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on October 29, 2009, a certain Mortgage was executed by JANICE LESTER as mortgagor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. as mortgagee, and was recorded on November 4, 2009, in Book 8206, Page 1775 in the Office of the Clerk of Court, Pasco County, Florida; and WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated August 13, 2015, and recorded on August 26, 2015, in Book 9247, Page 2821, in the Office of the Clerk of Court, Pasco County, Florida; and WHEREAS, a default has been made due to violation of Section 9(b) (iii), an obligation of the Borrower under the Security Instrument is not performed; and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of June 23, 2026 is \$333,849.48; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on August 12, 2004 in Book 11062, Page 3238 [as Instrument No. 2024142828], in the Office of the		
Clerk of Court, Pasco County, Florida, notice is hereby given that on July 30, 2026, at 10:15 a.m., local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: LOT 16, BLOCK Z, GROVES PHASE IV, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Commonly known as: 21328 DIAMONTE DRIVE, LAND O LAKES, FL 34637 The sale will be held at the front entrance of the Robert D. Sumner Judicial Center, 30853 Live Oak Avenue, Dade City, Florida 33523. The Secretary of Housing and Urban Development will bid \$338,788.96. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$33,878.90 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$33,878.90 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer		

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. 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@mcalla.com Fla. Bar No.: 146803 25-14242FLL July 17, 24, 2026	26-01726P	

SECOND 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, DEPARTMENT 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 THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 77, PUBLIC RECORDS 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: efling@xllegal.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: 5622221 1000011303 July 17, 24, 2026	26-01725P	

THIRD INSERTION		
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	

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Business Observer

11/01/24

MAN'S RIGHTS

By Ayn Rand

A special reprinting
of a classic essay
on freedom.

‘There is only one fundamental right ... a man’s right to his own life.’ When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of ‘society.’

If one wishes to advocate a free society — that is, capitalism — one must realize that it’s indispensable foundation is the principle of individual rights. If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today’s intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called “conservatives.”

“Rights” are a moral concept — the concept that provides a logical transition from the principles guiding an individual’s actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind’s history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man’s earthly existence.

Since there is no such entity as “society,” since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: “The good is that which is good for society (or for the tribe, the race, the nation), and the ruler’s edicts are its voice on earth.”

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. “The Divine Right of Kings” summarizes the political theory of the first — “Vox populi, vox dei” of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the

late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck’s Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union . All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man’s individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man’s protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man’s life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man’s life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A “right” is a moral principle defining and sanctioning a man’s freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man’s right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a “right” pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man’s nature.

Source of our rights

The Declaration of Independence stated that men “are endowed by their Creator with certain unalienable rights.” Whether one believes that man is the product of a Creator or of nature, the issue of man’s origin does not

of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence.

Thus the government’s function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America’s political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America’s inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country’s wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated “rights” that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these “printing-press rights” negate authentic rights.

Meaning of ‘rights’

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new “rights” and of slave labor camps.

The “gimmick” was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration “will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of “rights” when you read the list which that platform offers:

- “1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.
- “2. The right to earn enough to provide adequate food and clothing and recreation.
- “3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.
- “4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.
- “5. The right of every family to a decent home.
- “6. The right to adequate medical care and the opportunity to achieve and enjoy good health.
- “7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.
- “8. The right to a good education.”

A single question added to each of the above eight clauses would make the issue

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

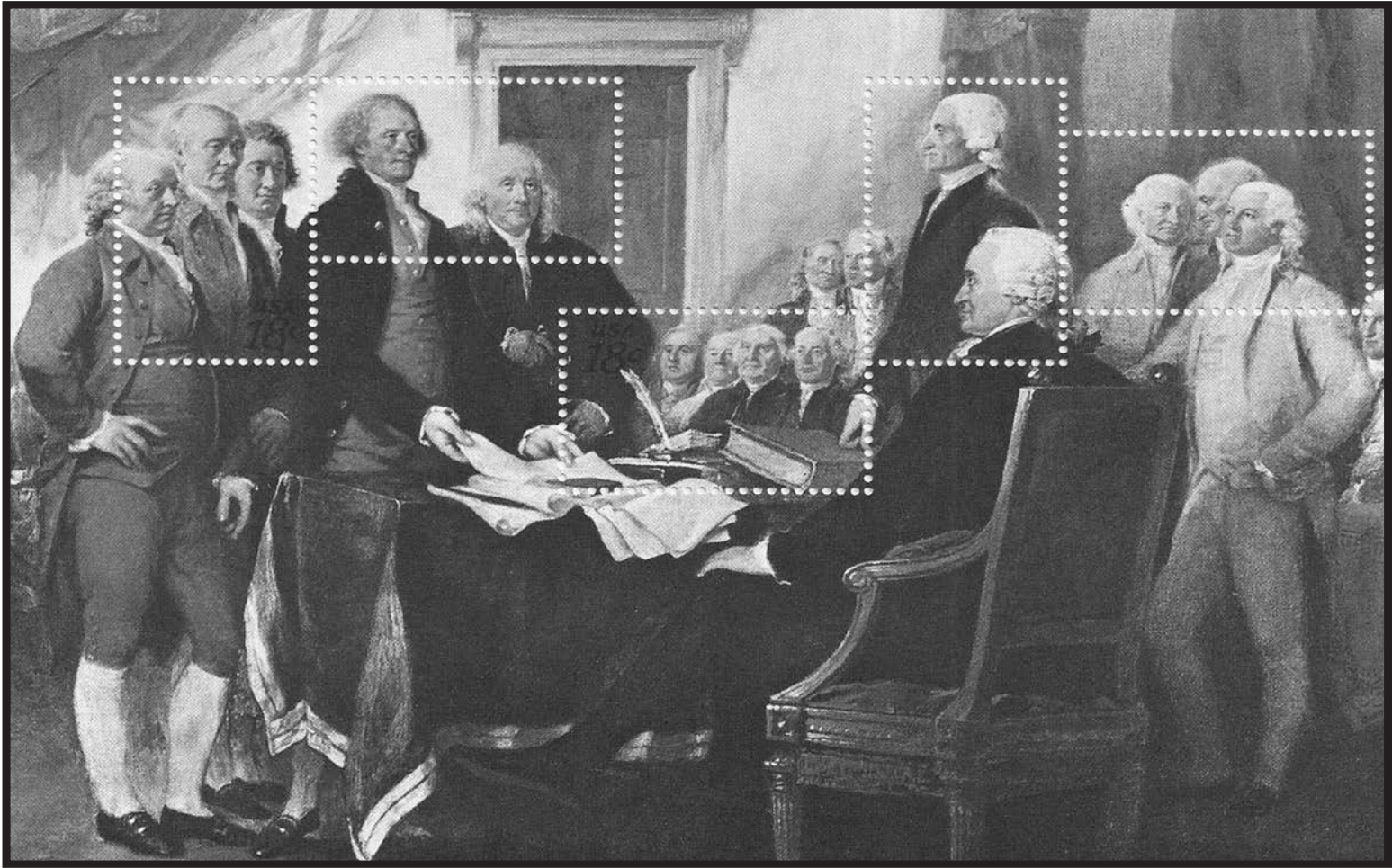
alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

“The source of man’s rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man’s nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational.” (*Atlas Shrugged*)

To violate man’s rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man’s rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that “to secure these rights, governments are instituted among men.” This provided the only valid justification





The Declaration of Independence laid down the principle that ‘to secure these rights, governments are instituted among men.’ This provided the only valid justification of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence. Thus the government’s function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged “right” of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as “the right to enslave.”

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one’s own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not

mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hall, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as “a right to a job” — there is only the right of free trade, that is: a man’s right to take a job if another man chooses to hire him. There is no “right to a home,” only the right of free trade: the right to build a home or to buy it.

There are no “rights to a ‘fair’ wage or a ‘fair’ price” if no one chooses to pay it, to hire a man or to buy his product. There are no “rights of consumers” to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no “rights” of special groups, there are no “rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn.”

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man’s only “economic rights” (they are, in fact, political rights) — and there can be no such thing as “an economic bill of rights.” But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man’s freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another’s rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind’s governments.

Potentially, a government is the most dangerous threat to man’s rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man’s deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

There is only one fundamental right
(all the others are its consequences or
corollaries): a man’s right to his own life.
Life is a process of self-sustaining and
self-generated action; the right
to life means the right to engage in
self-sustaining and self-generated action
... Such is the meaning of the right to life,
liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual’s refusal to finance an opponent is a violation of the opponent’s right of free speech and an act of “censorship.”

It is “censorship,” they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is “censorship,” they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is “censorship,” they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: “There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas.” It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

“Censorship” is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one’s own antagonists.

But according to such doctrines as the “economic bill of rights,” an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a “right” to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the “right” to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the “distribution” of “economic rights” and select the recipients, when the owners’ right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of “economic rights” includes the “right” of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about “economic rights,” the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one’s views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of “the right of free speech” is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: “Congress shall make no law . . . abridging the freedom of speech, or of the press ...” It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today’s most crucial issues: political rights versus “economic rights.” It’s either-or. One destroys the other. But there are, in fact, no “economic rights,” no “collective rights,” no “public-interest rights.” The term “individual rights” is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man’s rights.

