# PASCO COUNTY LEGAL NOTICES

## --- PUBLICS ---

FIRST INSERTION

**CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING OF THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT.**

The Board of Supervisors (the "Board") of the Chapel Crossings Community Development District (the "District") will hold a public hearing and a meeting 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 first purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. The additional purpose of the 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, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. 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 which describes each property to be assessed and the amount to be assessed, and the agenda may be viewed on the District's website at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at christina.newsome@inframark.com during.com or via phone at (813) 991-1140.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website www.chapelcrossingscdd.org at least two days before the Budget Public Hearing date.

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.

Christina Newsome
District Manager
July 31, 2026 26-01868P

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 application for an Environmental Resource Permit to serve residential subdivision activities on 63.38 acres known as Angeline Phase 6H South. The project is located in Pasco County, Section(s) 32,33, Township 25 South, Range 18 East. The permit applicant is Len-Angeline LLC whose address is 2502 N. Rocky Point Dr Suite 1050 Tampa, FL 33607. The Permit No. is 43044257.072.

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

**NOTICE OF RIGHTS**

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
July 31, 2026 26-01879P

FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Estancia at Wiregrass Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-01.

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, Richard McGrath, c/o Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619 (813) 344-4844 (the "District Manager's Office").

Richard McGrath, District Manager
Estancia at Wiregrass Community Development District
July 31, 2026 26-01886P

FIRST INSERTION

**UNION PARK EAST 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 Union Park East Community Development District ("District") will hold a public hearing on Wednesday, August 26, 2026 at 6:00 p.m. at the Fairfield Inn & Suites Tampa Wesley Chapel, 2650 Lajuana Blvd, Wesley Chapel, FL 33543, 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 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, Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.unionparkeastcdd.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.

Union Park East Community
Development District
District Manager
July 31; Aug. 7, 2026 26-01869P

FIRST INSERTION

The Pasco County Building Construction Services hereby gives notice of the County's intent to revise the flood hazard information, generally located within the New River Watershed (North of State Road 54 & River Glen Blvd). Specifically, the flood hazard information shall be revised along several unnamed wetland and ponding areas, including, but not limited to W57A, W57B, W57C, W57D, W25C, W27A, ND_PE2_PONDA, ND_PE2_PONDB, ND_PE2_PONDC, ND_PE2_PONDD, ND_PE2_PONDE,. These revisions are in a constructed residential neighborhood named Avalon Park West and revised areas that have been altered, such as associated stormwater ponds and the surrounding wetlands.

As a result of the revision, the 1% annual chance water-surface elevations shall increase, decrease, and be established, and the 1% annual chance floodplain shall widen, narrow, and be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at Clearview Land Design, PL at 3010 W Azeele Street, Suite 150; Tampa, FL 33609. Interested persons may call Mr. Anthony Mastracchio at 727-847-8126 for additional information.

July 31, 2026 26-01880P

**PUBLIC NOTICE**

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on July 31, 2026, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
July 31, 2026 26-01881P

FIRST INSERTION

**NOTICE OF WORKSHOP MEETING NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

A workshop meeting of the Board of Supervisors of the New River Community Development District will be held on Monday, August 10, 2026, at 5:30 PM at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
July 31, 2026 26-01887P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Beyond the Leaf Palmetto Harvesting located at 39559 Meadowood Loop, in the County of Pasco, in the City of Zephyrhills, Florida 33542 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 27th day of July, 2026.
BEYOND THE LEAF PALMETTO HARVESTING LLC
July 31, 2026 26-01901P

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
LV18237_V9

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 a 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. 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.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 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.

Samantha Zanoni
District Manager
July 31, 2026 26-01870P

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. 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://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 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.

Chuck Adams
District Manager
July 31, 2026 26-01895P

FIRST INSERTION

**TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on August 12, 2026, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

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

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

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

District Manager
July 31, 2026 26-01896P

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 Small Wins Supply located at 1625 parilla circle in the City of New Port Richey, Pasco, FL 34655 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
Bishoy Mourgan
July 31, 2026 26-01897P

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 ON THE FLY located at 1068 ALTERNATE HWY 19 in the City of HOLIDAY, Pasco, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2026
Helmi Malkeya
July 31, 2026 26-01882P

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

--- PUBLICS ---

FIRST INSERTION

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESMENT 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 Wiregrass Community Development District ("District") will hold the following three public hearings and a regular meeting:

DATE: August 28, 2026
TIME: 11:00 a.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 2026/2027"). The second public hearing is being held pursuant to Chapters 170, 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 general administrative, operations, and maintenance portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The third public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of irrigation special assessments ("Irrigation Assessments," and together with the O&M Assessments, the "FY 27 Assessments") upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation 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 the FY 27 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 | Equivalent Assessment Unit Factor | Proposed O&M Assessment (including collection costs / early payment discounts) |
|---|---|---|---|
| **Platted- Non-Residential** | | | |
| Retail - Audi | 60 | 1.15 | $269.81 |
| Hotel- Fairfield Inn | 92 | 0.60 | $135.56 |
| Light Industrial-Morningstar | 100 | 0.85 | $192.04 |
| Retail - Culvers | 4.44 | 1.15 | $259.81 |
| Retail – Kiddie Academy | 10 | 1.15 | $259.81 |
| Hospital-NTBH | 123 | 0.60 | $134.69 |
| Retail- 7-11 | 4.48 | 1.15 | $259.81 |
| Retail- Cooper's Hawk | 10.52 | 1.15 | $259.81 |
| Retail – Parcel M14B | 7.57 | 1.15 | $259.81 |
| Office – Florida Cancer | 56.56 | 0.85 | $192.04 |
| Retail-Daybreak Market | 4.87 | 1.15 | $259.81 |
| Retail-BayPaws | 15.00 | 1.15 | $259.81 |
| Retail -Primrose | 13.59 | 1.15 | $259.81 |
| Office – Flagship | 46.00 | 0.85 | $192.04 |
| Hospital – Encompass | 80.00 | 0.60 | $134.69 |
| Light Industrial-Cubesmart | 103.98 | 0.85 | $192.04 |
| | | | |
| **Residential** | | | |
| Apartments -BH | 100 | 0.25 | $56.49 |
| Apartments -Altis | 392 | 0.25 | $56.49 |
| **Arbors** | | | |
| TH- Parcel M21 | 160 | 0.60 | $134.69 |
| SF 30-40 M21 | 23 | 1.00 | $225.92 |
| SF 41-50 M21 | 1 | 1.00 | $225.92 |
| SF 51-60 M21 | 1 | 1.00 | $225.92 |
| SF 61-70 M21 | 3 | 1.00 | $225.92 |
| SF 71-80 M21 | 1 | 1.00 | $225.92 |
| **Windemere** | | | |
| TH (Active) | 220 | 0.60 | $134.69 |
| **Ridge** | | | |
| SF 30-40 | 14 | 1.00 | $225.92 |
| SF 41-50 | 163 | 1.00 | $225.92 |
| SF 51-60 | 194 | 1.00 | $225.92 |
| SF 61-70 | 47 | 1.00 | $225.92 |
| SF 71-80 | 85 | 1.00 | $225.92 |
| SF 71-80 Plus | 61 | 1.00 | $225.92 |
| **Persimmon Park** | | | |
| SF-Parcel M21(PP)-30-40 | 159 | 1.00 | $225.92 |
| SF-Parcel M21(PP)-41-50 | 153 | 1.00 | $225.92 |
| SF-Parcel M21(PP)-51-60 | 18 | 1.00 | $225.92 |
| TH (Persimmon Place) | 75 | 0.60 | $134.92 |
| SF 30-40 (Persimmon Place) | 32 | 1.00 | $225.92 |
| SF 51-60 (Persimmon Place) | 1 | 1.00 | $225.92 |
| SF 61-70 (Persimmon Place) | 3 | 1.00 | $225.92 |
| SF 80+ (Persimmon Place) | 1 | 1.00 | 225.92 |

The District imposes Irrigation Assessments on benefitted property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

| **Land Use** | **Total # of Units/ Acres** | **Irrigation Factor** | **Proposed Irrigation Assessment collection costs / early payment discounts**) |
|---|---|---|---|
| **Platted-Non-Residential** | | | |
| Retail - Audi | 60k sq. ft. | Commercial | $91.97 |
| Hotel- Fairfield Inn | 92 rooms | Commercial | $46.12 |
| Light Industrial-Morningstar | 100k sq. ft. | Commercial | $37.25 |
| Retail - Culvers | 4.44k sq. ft. | Commercial | $567.04 |
| Retail – Kiddie Academy | 10k sq. ft. | Commercial | $231.65 |
| Hospital-NTBH | 123 beds | Commercial | $58.34 |
| Retail- 7-11 | 4.48k sq. ft. | Commercial | $453.80 |
| Retail-Cooper's Hawk | 10.522k sq. ft. | Commercial | $614.44 |
| Retail-Parcel M14B | 7.57k sq. ft. | Commercial | $356.91 |
| Office- FL Cancer Specialists | 56.56k sq. ft | Commercial | $126.39 |
| Retail-Daybreak Market | 4.87k sq. ft. | Commercial | $769.67 |
| Retail-BayPaws | 15k sq. ft. | Commercial | $253.81 |
| Retail-Primrose | 13.59k sq. ft. | Commercial | $397.10 |
| Office-Flagship | 46k sq.ft. | Commercial | $235.39 |
| Hospital-Encompass | 80k sq. ft. | Commercial | $135.87 |
| Light Industrial-Cubesmart | 103.98k sq.ft. | Commercial | $55.28 |
| | | | |
| **Residential** | | | |
| Apartments -BH | 100 lots | Apts/Condos | $64.12 |
| Apartments -Altis | 392 lots | Apts/Condos | $63.78 |
| **Arbors** | | | |
| TH- Parcel M21 | 160 units | TH | $390.21 |
| SF 30-40 M21 | 23 lots | 30-40 | $552.13 |
| SF 41-50 M21 | 1 lots | 41-50 | $594.00 |
| SF 51-60 M21 | 1 lots | 51-60 | $635.75 |
| SF 61-70 M21 | 3 lots | 61-70 | $677.49 |
| SF 71-80 M21 | 1 lots | 71-80 | $719.37 |
| **Windemere** | | | |
| TH (Active) | 220 units | TH | $307.62 |
| **Ridge** | | | |
| SF 30-40 | 14 lots | 30-40 | $456.82 |
| SF 41-50 | 163 lots | 41-50 | $493.86 |
| SF 51-60 | 194 lots | 51-60 | $530.78 |
| SF 61-70 | 47 lots | 61-70 | $567.70 |
| SF 71-80 | 85 lots | 71-80 | $604.73 |
| SF 71-80 Plus | 61 lots | 80+ | $643.68 |
| **Persimmon Park** | | | |
| SF-Parcel M21(PP)-30-40 | 160 lots | 30-40 | $491.49 |
| SF-Parcel M21(PP)-41-50 | 152 lots | 41-50 | $533.37 |
| SF-Parcel M21(PP)-51-60 | 18 lots | 51-60 | $575.11 |
| TH (Persimmon Place) | 75 units | TH | $334.94 |
| SF (Persimmon Place)-30-40 | 32 | 30-40 | $225.92 |
| SF (Persimmon Place)-51-60 | 1 | 51-60 | $630.39 |
| SF (Persimmon Place) 61-70 | 3 | 61-70 | $672.13 |
| SF (Persimmon Place) 80+ | 1 | 80+ | $758.05 |

The proposed FY 27 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 such 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.

For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the FY 27 Assessments imposed on certain developed property and will directly collect the FY 27 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.

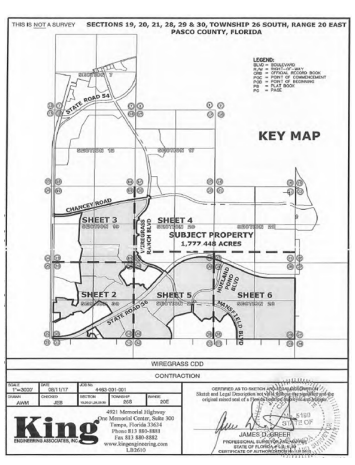
**Additional Provisions**

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 rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager




July 31; August 7, 2026 26-01871P

--- PUBLICS ---

FIRST INSERTION

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESMENT 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 Wiregrass II Community Development District ("District") will hold the following three public hearings and a regular meeting:

DATE: August 28, 2026
TIME: 11:30 a.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 2026/2027"). The second public hearing is being held pursuant to Chapters 170, 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 general administrative, operations, and maintenance portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The third public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of irrigation special assessments ("Irrigation Assessments," and together with the O&M Assessments, the "FY 27 Assessments") upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation 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 the FY 27 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 | Equivalent Assessment Unit Factor [1] | Proposed O&M Assessment (including collection costs / early payment discounts) |
|---|---|---|---|
| **Esplanade – AA1** | | | |
| Single Family 45 | 150 | 0.87 | $593.60 |
| Single Family 52 | 156 | 1.00 | $682.30 |
| Single Family 62 | 59 | 1.19 | $811.94 |
| Single Family 76 | 20 | 1.46 | $996.16 |
| | | | |
| **Esplanade – AA2** | | | |
| Single Family 45 | 154 | 0.87 | $593.60 |
| Single Family 52 | 177 | 1.00 | $682.30 |
| Single Family 62 | 135 | 1.19 | $811.94 |
| Single Family 76 | 10 | 1.46 | $996.16 |

The District imposes Irrigation Assessments on benefitted property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

| **Land Use** | **Total # of Units/ Acres** | **Irrigation Factor [2]** | **Proposed Irrigation Assessment collection costs / early payment discounts)** |
|---|---|---|---|
| SF 41 - 50 | 227 | 41 – 50 | $725.21 |
| SF 51 – 60 | 323 | 51 – 60 | $767.55 |
| SF 61 – 70 | 212 | 61 – 70 | $809.89 |
| SF 71 – 80 | 58 | 71 – 80 | $852.36 |
| SF 80 PLUS | 41 | 80 Plus | $897.03 |

[1]Based on unit type. For more information, please contact the District Manager's Office.
[2]Based on unit type + common area acreage. For more information, please contact the District Manager's Office.

The proposed FY 27 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 such 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.

For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the FY 27 Assessments imposed on certain developed property and will directly collect the FY 27 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.

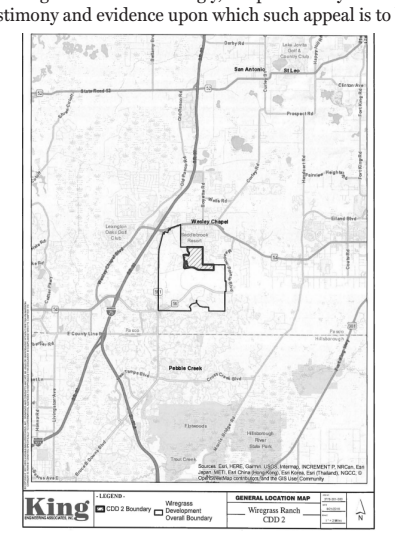
**Additional Provisions**

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 rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager




July 31; August 7, 2026 26-01872P

FIRST INSERTION

**DEERBROOK COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Deerbrook Community Development District ("District") will hold the following two public hearings and a regular meeting on August 25, 2026, at 9:00 a.m., and at Hilton Garden Inn, 2155 North Pointe Pkwy., Lutz, FL 33558.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

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

| Land Use | Total # of Units | Equivalent Assessment Unit Factor | FY 2027 Proposed O&M Assessment (1) | FY 2027 Debt Assessment (1) | FY 2027 TOTAL Assessment (1) |
|---|---|---|---|---|---|
| Platted & Sold 40' SF | 199 | 0.80 | 1,905.24 | 1,318.52 | 3,223.76 |
| Platted & Sold 50' SF | 155 | 1.00 | 2,381.55 | 1,648.15 | 4,029.70 |
| Platted & Sold 60' SF | 56 | 1.20 | 2,857.86 | 1,977.78 | 4,835.64 |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

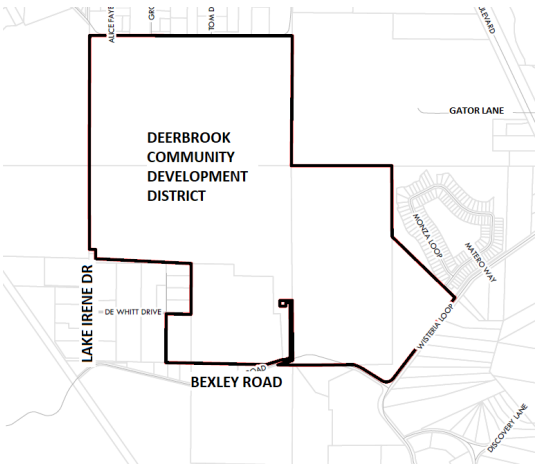
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 Ph: (813)994-1001 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Lynn Hayes
District Manager




July 31, 2026 26-01885P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO.: 2026-CP-000336**
**IN RE: ESTATE OF LUIS RAMON ROSADO a/k/a LUIS RAMON ROSADO-CRUZ a/k/a LUIS R ROSADO**

The administration of the Estate of LUIS RAMON ROSADO, a/k/a LUIS RAMON ROSADO-CRUZ, a/k/a LUIS R. ROSADO, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, Case No. 2026-CP-000336, the address of which is Pasco County Clerk & Comptroller, Probate Division, 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

The date of first publication of this notice is July 31, 2026.

**Personal Representative:**
**Monica Rosado**
1815 Wedgewood Pine Way
Houston, Texas 77089
Attorney for Personal Representative:
Jose Rodriguez, Esq.
75 Miracle Mile 347121
Coral Gables, FL 33134
Phone: (787) 484-9700
Email: joserodzesq@gmail.com
Secondary E-Mail:
jrlocal501@gmail.com
FBN: 1000520
July 31; Aug. 7, 2026 26-01873P

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 Minis Resto located at 24905 SR 54 W in the City of Lutz, Pasco, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of June, 2026
MITESHKUMAR PATEL
July 31, 2026 26-01884P

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 TV Mount Solutions located at 6090 Shiner St in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of July, 2026
Core Align Group LLC
Keron Carey
July 31, 2026 26-01903P

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE COURTS
Business Observer
LV20878_V2

--- PUBLICS ---

FIRST INSERTION

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

DATE: August 26, 2026
TIME: 6:00 p.m.
LOCATION: Bexley Clubhouse
16950 Vibrant Way
Land O' Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 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) |
|---|---|---|---|
| Townhome | 171 | 1.00 | $1,688.91 |
| 30 Series | 64 | 1.00 | $1,688.91 |
| Duplex/Villa | 44 | 1.00 | $1,688.91 |
| 40 Series | 254 | 1.00 | $1,688.91 |
| 50 Series | 336 | 1.00 | $1,688.91 |
| 60 Series | 212 | 1.00 | $1,688.91 |
| Courtyard | 28 | 1.00 | $1,688.91 |
| 70 Series | 187 | 1.00 | $1,688.91 |
| 80 Series | 43 | 1.00 | $1,688.91 |
| Daycare/Residential Support | 1 | 1.00 | $1,688.91 |
| Recreational | 1 | 1.00 | $1,688.91 |
| 40 Series (Expansion Parcel) | 160 | 1.00 | $1,688.91 |
| 50 Series (Expansion Parcel) | 143 | 1.00 | $1,688.91 |

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.

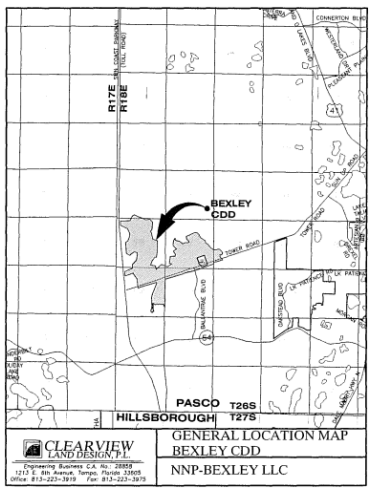
**Additional Provisions**

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 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("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
Lisa Castoria




July 31; August 7, 2026 26-01890P

FIRST INSERTION

**Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District**

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 27, 2026, at 3:30 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

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

| | Proposed maximum annual FY 2026-2027 O&M Assessment | Last Year's FY 2025-2026 O&M Assessment | % Increase | Annual $ Increase | Monthly $ Increase |
|---|---|---|---|---|---|
| Townhomes | $571.49 | $554.84 | 3.00% | $16.65 | $1.39 |
| SF 50/55' | $571.49 | $554.84 | 3.00% | $16.65 | $1.39 |
| SF 60' | $571.49 | $554.84 | 3.00% | $16.65 | $1.39 |
| SF 65' | $571.49 | $554.84 | 3.00% | $16.65 | $1.39 |
| SF 70' | $571.49 | $554.84 | 3.00% | $16.65 | $1.39 |
| SF 80' | $571.49 | $554.84 | 3.00% | $16.65 | $1.39 |

[1] If approved this amount will serve as the "maximum rate" for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.

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.

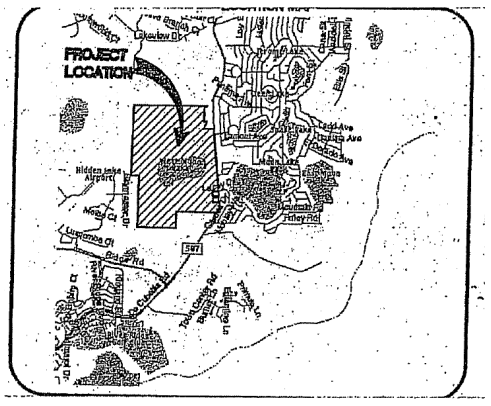
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Lisa Castoria
District Manager




July 31, 2026 26-01891P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP001006CPAXES**
**IN RE: ESTATE OF JOHN JEROME VIDOSH, Deceased.**

The administration of the estate of JOHN JEROME VIDOSH, deceased, whose date of death was May 27, 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.

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 31, 2026.

**CELIA L. SANTANA**
**Personal Representative**
12314 Woodlands Circle
Dade City, FL 33525
**JOHN J. VIDOSH, JR.**
**Personal Representative**
5299 Cross River Falls Blvd.
Dublin, OH 43016
Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representatives
Fogarty Mueller Harris, PLLC
501 E. Kennedy Blvd.
Suite 1030
Tampa, FL 33602
Telephone: 813-549-4490
Email: ashley@fmhlegal.com
July 31; Aug. 7, 2026 26-01878P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 08/14/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 SUNL mobile home bearing vehicle identification number S140CK1340 and all personal items located inside the mobile home. Last Tenant: John Morales, Candy Brozik, Christine Lea Rebennack and Linda R. Dunn. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.

July 31; Aug. 7, 2026 26-01905P

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 Opavé located at 2653 Bruce B Downs Blvd., Ste 108A #1063 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of July, 2026
The Processor Blueprint LLC
July 31, 2026 26-01904P

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 Grace & Grains located at 8917 Aruba Lane in the City of Port Richey, Pasco, FL 34668 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
Theresa Talley
July 31, 2026 26-01883P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**CASE NO.: 2026CA001669**
**WELLS FARGO BANK, N.A., Plaintiff, VS.**
**JOHN STEPHEN GRAY;MICHAEL DAVID GRAY;PAMELA ELIZABETH SCOTT; et al., Defendant(s).**

TO: John Stephen Gray
Last Known Residence: 4441 Sentry Palm Lp Zephyrhills, FL 33542
TO: Unknown Spouse of John Stephen Gray
Last Known Residence: 4441 Sentry Palm Lp Zephyrhills, FL 33542
TO: Unknown Spouse of Michael David Gray
Last Known Residence: 4441 Sentry Palm Lp Zephyrhills, FL 33542

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

LOT 33, PALM ESTATES, 4TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
TOGETHER WITH A 1984 BAIN MOBILE HOME ID # KBFLSNA443254 & # KBFLSNB443254

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 31st, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on July 23rd, 2026.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1113-130B
Ref# 21124
July 31; Aug. 7, 2026 26-01892P

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- PUBLICS ---

FIRST INSERTION

**BLACKWELL COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Blackwell Community Development District ("District") will hold the following two public hearings and a regular meeting on August 25, 2026 at 10:30 a.m., and at the Hampton Inn and 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 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

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

**PROPOSED 2027 O&M ASSESSMENTS**

| Unit Type | Unit Count | Annual O&M Assessment* | Annual Debt Assessment* | Total Assessments* |
|---|---|---|---|---|
| SF 45 | Up to 149 | $1,440 | $1,436 | $2,876 |
| SF 55 | Up to 172 | $1,440 | $1,755 | $3,195 |
| | Up to 321 | | | |

*Amounts may also include collection costs and early payment discounts

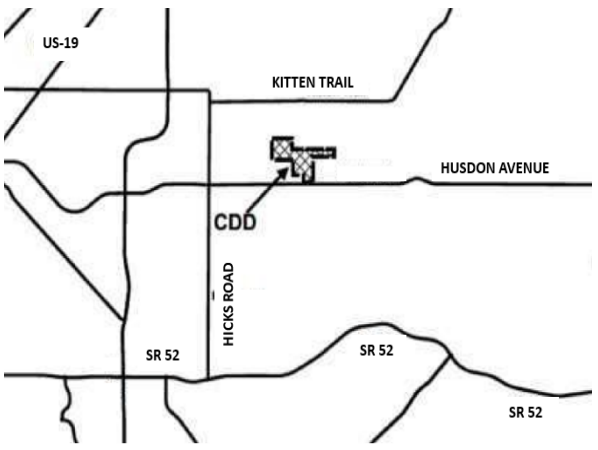
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Notwithstanding the chart above, the O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2026/2027, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1(877)276-0889 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager




July 31, 2026 26-01907P

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Oakstead Community Development District (the "District") will hold a public hearing and regular meeting on Thursday, August 26, 2026, at 6:30 p.m. at the Oakstead Clubhouse located at 3038 Oakstead Boulevard, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at https://www.oaksteadcdd.org/ at least two (2) days before the meeting, or may be obtained by contacting the District Manager's office via email at mark.vega@inframark.com or via phone at 813-991-1140.

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

**Comparison of Assessment Rates**
**Fiscal Year 2027 vs. Fiscal Year 2026**

| | General Fund 001 (O&M) | | | Debt Service 2016 A-1 | | | Debt Service 2017 A-2 | | | Total Assessments per Unit | | | | Units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Parcel | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | $ Change | Percent Change | |
| **PHASE I** | | | | | | | | | | | | | | |
| Strathmore | $1,323.21 | $973.22 | 36.0% | $871.81 | $871.81 | 0.0% | $0.00 | $0.00 | n/a | $2,195.02 | $1,845.02 | $ 350.00 | 19.0% | 70.00 |
| Hillington | $1,323.21 | $973.22 | 36.0% | $659.92 | $659.92 | 0.0% | $0.00 | $0.00 | n/a | $1,983.13 | $1,633.13 | $ 350.00 | 21.4% | 164.00 |
| Hillington | $1,323.21 | $973.22 | 36.0% | $118.87 | $118.87 | 0.0% | $0.00 | $0.00 | n/a | $1,442.07 | $1,092.08 | $ 350.00 | 32.0% | 1.00 |
| Weymouth | $1,323.21 | $973.22 | 36.0% | $527.93 | $527.93 | 0.0% | $0.00 | $0.00 | n/a | $1,851.14 | $1,501.14 | $ 350.00 | 23.3% | 103.00 |
| Weymouth | $1,323.21 | $973.22 | 36.0% | $95.10 | $95.10 | 0.0% | $0.00 | $0.00 | n/a | $1,418.31 | $1,068.31 | $ 350.00 | 32.8% | 1.00 |
| Ashmonte | $1,323.21 | $973.22 | 36.0% | $791.90 | $791.90 | 0.0% | $0.00 | $0.00 | n/a | $2,115.11 | $1,765.11 | $ 350.00 | 19.8% | 71.00 |
| Keswick | $1,323.21 | $973.22 | 36.0% | $659.92 | $659.92 | 0.0% | $0.00 | $0.00 | n/a | $1,983.13 | $1,633.13 | $ 350.00 | 21.4% | 109.00 |
| Brenford | $1,323.21 | $973.22 | 36.0% | $712.89 | $712.89 | 0.0% | $0.00 | $0.00 | n/a | $2,036.10 | $1,686.10 | $ 350.00 | 20.8% | 140.00 |
| Brenford | $1,323.21 | $973.22 | 36.0% | $128.38 | $128.38 | 0.0% | $0.00 | $0.00 | n/a | $1,451.59 | $1,101.59 | $ 350.00 | 31.8% | 1.00 |
| ***Total Phase I*** | | | | | | | | | | | | | | **660.00** |
| **PHASE 2** | | | | | | | | | | | | | | |
| Ballastone | $1,323.21 | $973.22 | 36.0% | $0.00 | $0.00 | n/a | $1,529.21 | $1,529.21 | 0.0% | $2,852.42 | $2,502.42 | $ 350.00 | 14.0% | 44.00 |
| Marchmont | $1,323.21 | $973.22 | 36.0% | $0.00 | $0.00 | n/a | $764.13 | $764.13 | 0.0% | $2,087.34 | $1,737.34 | $ 350.00 | 20.1% | 206.00 |
| Weymouth | $1,323.21 | $973.22 | 36.0% | $0.00 | $0.00 | n/a | $610.92 | $610.92 | 0.0% | $1,934.13 | $1,584.13 | $ 350.00 | 22.1% | 128.00 |
| Tanglewyld | $1,323.21 | $973.22 | 36.0% | $0.00 | $0.00 | n/a | $610.92 | $610.92 | 0.0% | $1,934.13 | $1,584.13 | $ 350.00 | 22.1% | 142.00 |
| Tanglewyld | $1,323.21 | $973.22 | 36.0% | $0.00 | $0.00 | n/a | $109.92 | $109.92 | 0.0% | $1,433.13 | $1,083.13 | $ 350.00 | 32.3% | 1.00 |
| Tanglewyld | $1,323.21 | $973.22 | 36.0% | $0.00 | $0.00 | n/a | $43.36 | $43.36 | 0.0% | $1,366.57 | $1,016.57 | $ 350.00 | 34.4% | 3.00 |
| ***Total Phase II*** | | | | | | | | | | | | | | **524.00** |
| ***Tract 5*** | $3,085.63 | $2,139.19 | 44.2% | $0.00 | $0.00 | n/a | $0.00 | $0.00 | n/a | $3,085.63 | $ 2,139.19 | $946.44 | 44.2% | **5.00** |
| | | | | | | | | | | | | | | **1,189.00** |

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

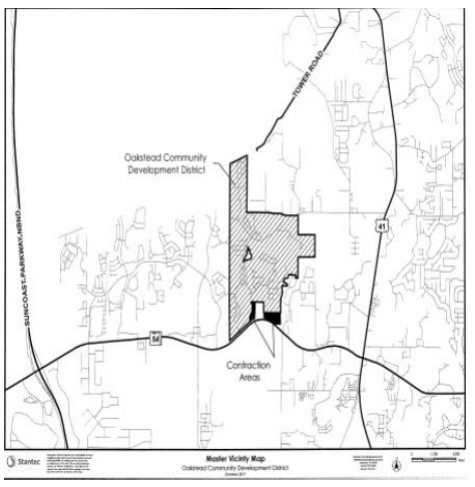
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Mark Vega
District Manager




July 31, 2026 26-01909P

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.

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

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

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

The date of first publication of this notice is July 31, 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 31; Aug. 7, 2026 26-01876P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on August 11, 2026, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
July 31, 2026 26-01912P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 08/14/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1976 BONA travel trailer, vehicle identification number 2810 and all personal items located inside the travel trailer. Last Tenant: Violet Moore. Sale to be held at: Leisure Days RV Resort, 34533 Leisure Days Drive, Zephyrhills, Florida 33541, (813) 788-2631.
July 31; Aug. 7, 2026 26-01906P

FIRST INSERTION

**LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE 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 Lake Bernadette Community Development District will hold a Public Hearing and a regular meeting on August 25, 2026, at 6:00 p.m. at 5410 Golf Links Boulevard, Zephyrhills, FL 33541.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the 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, consider the adoption of an assessment roll, and provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, 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 budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at Albasanchez@azuria.com.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website www.lakebernadette.org.

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. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this 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 at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board of Supervisors 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.

Alba Sanchez
District Manager
July 31; August 7, 2026 26-01908P

FIRST INSERTION

**NOTICE OF PUBLIC SALE:** NOTICE IS HEREBY GIVEN THAT ON 08/24/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: KV DIAMONDS MOTORS LLC 5NPEL4JA4MH106634 2021 HYUN 11358.65 TEL: 813-697-1791 MV#: MV117116 LOCATION: 8323 BROKEN WILLOW LN PORT RICHEY, FL 34668/ TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
July 31, 2026 26-01900P

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 TRUSS located at 2653 Bruce B Downs Blvd., Ste 108A #1063 in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of July, 2026
The Processor Blueprint LLC
July 31, 2026 26-01902P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO.: 2026CP000935CPAXWS**
**IN RE: ESTATE OF STEPHANIE MARIE ROSS Deceased.**

The administration of the estate of STEPHANIE MARIE ROSS, deceased, whose date of death was May 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 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.

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

The date of first publication of this notice is July 31, 2026.

**Personal Representative**
**STEPHEN DALE**
923 Montgomery Street
Laurel, MD 20707
Attorney for Personal Representative
THOMAS R. WALSER, ESQ.
E-mail Addresses: trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
July 31; Aug. 7, 2026 26-01867P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 512026CP001044CPAXWS**
**Division Probate**
**IN RE: ESTATE OF LINDA GAYLE ROBERTSON, Deceased.**

The administration of the estate of Linda Gayle Robertson, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 31, 2026.

**Personal Representative:**
**John W. Hudzietz II**
10028 State Road 52
Hudson, FL 34669
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Address:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
July 31; Aug. 7, 2026 26-01875P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-1128**
**IN RE: ESTATE OF JOSEPH P. STEVENS AKA JOSEPH PATRICK STEVENS Deceased.**

The administration of the estate of Joseph P. Stevens aka Joseph Patrick Stevens, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

**Christopher Melvin**
**Personal Representative**
2715 Hickory Knoll Court
Odenton, MD 21113
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 31; Aug. 7, 2026 26-01893P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP001159ES**
**IN RE: ESTATE OF Shirleen E. Smith a/k/a Shirleen Elizabeth Smith a/k/a Shirleen Elizabeth Clayton Smith a/k/a Shirleen Clayton Deceased.**

The administration of the estate of Shirleen E. Smith, a/k/a Shirleen Elizabeth Smith, a/k/a Shirleen Elizabeth Clayton Smith, a/k/a Shirleen Clayton, deceased, whose date of death was June 30, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523.. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 31, 2026.

**Personal Representative:**
**Thomas E. Smith**
424 Harbor Drive North
Indian Rocks Beach, FL 33785
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
July 31; Aug. 7, 2026 26-01894P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**CASE NO.: 2026CA001270CAAXES**
**FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1,**
**Plaintiff, v.**
**ANDRE ARAJO; et al,**
**Defendant(s).**

To the following Defendant(s):
ANDRE ARAJO
(Last Known Address: 3354 RENNES CT, LAND O LAKES , FL 34638)
UNKNOWN SPOUSE OF ANDRE ARAUJO
(Last Known Address: 3354 RENNES CT, LAND O LAKES, FL 34638)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 18, BLOCK 15, OAKSTEAD, UNIT 1, PARCEL 6 AND PARCEL 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3233 ASHMONTE DR, LAND O LAKES, FL 34638

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 08/31/26, 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 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 28, 2026

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
July 31; Aug. 7, 2026 26-01919P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**Case No: 2026CA001188CAAXES**
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3,**
**Plaintiff, vs.**
**JORGE H. ARROYAVE, et al,**
**Defendants.**

TO: JORGE ARROYAVE AKA JORGE H. ARROYAVE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
JORGE ARROYAVE AKA JORGE H. ARROYAVE
816 Patbur Ave
Tampa, FL 33612-7828
JORGE ARROYAVE AKA JORGE H. ARROYAVE
1701 W Louisiana Ave
Tampa, FL 33603
JORGE ARROYAVE AKA JORGE H. ARROYAVE
7343 Brookview Cr
Tampa, FL 33634
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARROYVE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARROYAVE
816 Patbur Ave
Tampa, FL 33612-7828
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARROYAVE
1701 W Louisiana Ave
Tampa, FL 33603
UNKNOWN SPOUSE OF JORGE ARROYAVE AKA JORGE H. ARR OYA VE
7343 Brookview Cr
Tampa, FL 33634
PAULA ARAQUE AKA PAULA A. ARAQUE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
PAULA ARAQUE AKA PAULA A. ARAQUE
816 Patbur Ave
Tampa, FL 33612-7828
PAULA ARAQUE AKA PAULA A. ARAQUE
1701 W Louisiana Ave
Tampa, FL 33603
PAULA ARAQUE AKA PAULA A. ARAQUE
7343 Brookview Cr
Tampa, FL 33634
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
30902 Temple Stand Ave
Wesley Chapel, FL 33543
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
816 Patbur Ave
Tampa, FL 33612-7828
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
1701 W Louisiana Ave
Tampa, FL 33603
UNKNOWN SPOUSE OF PAULA ARAQUE AKA PAULA A. ARAQUE
7343 Brookview Cr
Tampa, FL 33634
UNKNOWN TENANT #1
30902 Temple Stand Ave
Westley Chapel, FL 33543
UNKNOWN TENANT #2
30902 Temple Stand Ave
Westley Chapel, FL 33543
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 an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

Lot 6, Block 7, ASHLEY PINES, according to the plat thereof as recorded in Plat Book 54, Pages 88 through 96, 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 Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE AUGUST 31, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 July 28, 2026.

CLERK OF THE CIRCUIT COURT
By: Deputy Clerk
Shakira Ramirez Pagan
(COURT SEAL)

LLS16615
July 31; Aug. 7, 2026 26-01921P

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. 2025CA000301CAAXWS**
**PENNYMAC LOAN SERVICES, LLC,**
**Plaintiff, vs.**
**TERRY LYNN CONRAD, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 8, 2026 in Civil Case No. 2025CA000301CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Terry Lynn Conrad, 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 296, Gulf Highlands, Unit Two, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 127 through 129, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10159FL
July 30; Aug. 6, 2026 26-01888P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**CASE NO.: 2026CA001418**
**PNC BANK, NATIONAL ASSOCIATION,**
**Plaintiff, VS.**
**AMIRHOSSEIN SARENCHEH; et al.,**
**Defendant(s).**

TO: Amirhossein Sarencheh
Last Known Residence: 328747 Pez Landing Lane Wesley Chapel, FL 33543
TO: Unknown Spouse of Amirhossein Sarencheh
Last Known Residence: 32847 Pez Landing Lane Wesley Chapel, FL 33543

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

LOT 11, BLOCK 8, UNION PARK PHASE 7B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 82, PAGES 138 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 31st, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on July 23rd, 2026.

As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1457-1231B
Ref# 21007
July 31; Aug. 7, 2026 26-01874P

Q&A

**What is a public notice?**

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

LV18237_V34

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
**CASE NO: 2026DR353585**
**LUIS JOSE HERNANDEZ BECERRA**
**Petitioner,**
**vs.**
**JENNY MARIA TORREALBA DE ARMAS,**
**Respondent.**

TO: JENNY MARIA TORREALBA DE ARMAS,
UNKNOWN ADDRESS

You are notified that an action for Establishment of Paternity has been filed against you and that you are required to serve of copy of your written defenses, if any, to it on MILTON TORO MARQUEZ, ESQ, whose address is: 2902 Busch Lake Blvd Tampa, FL 33614 ON OR BEFORE 8/31/2026 and file the original with the clerk of this court at 425 N, Orange Ave, Suite 320, Orlando, FL 32801 before service on the Petitioner, or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in this petition.

The petition is only asking the court to Establish Paternity since there is no real or personal properly to be divided in this action.

Copies of all court documents on this case, including orders. are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-MAIL Address, Florida Supreme Court Approved Family Law form 12.915) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 7/22/26.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
(SEAL)
By: Lauren Wheatley
Deputy Clerk

Respectfully submitted,
Milton Toro Marquez, Esq.
State Bar No. 0076815
Acevedo Law Firm
2902 Busch Lake Blvd
Tampa, FL 33614
Tel: (813) 440-2 ! 66
E-Mail: milton@acevedolawfirm.com
July 31; August 7, 14, 21, 2026 26-01917P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**CASE NO.: 2026CA001575**
**ROCKET MORTGAGE, LLC,**
**Plaintiff, VS.**
**CHRISTA MURRAY; et al.,**
**Defendant(s).**

TO: Unknown Spouse of Christa Murray
Last Known Residence: 18822 Sunterra Dr Land O Lakes, FL 34638

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

LOT 5, BLOCK 15 OF TIERRA DEL SOL PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 130 THROUGH 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 31st, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on July 23rd, 2026.

As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1271-097B
Ref# 21006
July 31; Aug. 7, 2026 26-01889P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 512026CP001110CPAXES**
**Division I**
**IN RE: ESTATE OF**
**LEROY R. HAHM, a/k/a**
**LEROY ROLAND HAHM**
**Deceased.**

The administration of the estate of LEROY R. HAHM, a/k/a LEROY ROLAND HAHM, deceased, whose date of death was June 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

**Personal Representative:**
**CARTER M. DOWNER, JR.**
**5824 Navaho Court**
**Zephyrhills, FL33542**

Attorney for Personal Representative:
STEPHEN D. CARLE, Attorney
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
July 31; Aug. 7, 2026 26-01898P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-001060**
**Division PROBATE**
**IN RE: ESTATE OF**
**JUNE BLAKE EDWARDS**
**Deceased.**

The administration of the estate of JUNE BLAKE EDWARDS, deceased, whose date of death was April 22, 2026; File Number 26-CP-001060, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: July 31, 2026.

**JEFFREY BLAKE EDWARDS**
**Personal Representative**
2035 Shelbourne Court
Wesley Chapel, FL 33543

WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
July 31; Aug. 7, 2026 26-01877P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP000763CPAXES**
**IN RE: ESTATE OF**
**EDDIE SILVER, JR.,**
**Deceased.**

The administration of the estate of EDDIE SILVER, JR., deceased, whose date of death was January 1, 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.

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 31, 2026.

**APRIL R. SILVER**
297 Ocean Avenue #3D
Brooklyn, NY 11225
**Personal Representative**

Justin J. Klatsky
Attorney for Personal Representative
Florida Bar No. 62500
Valrico Law Group
3626 Erindale Drive
Valrico, FL 33596
Telephone: (813) 661-5180
Email:
justin.klatsky@valricolawgroup.com
Secondary Email:tara.morrow@valricolawgroup.com
July 31; Aug. 7, 2026 26-01899P

FIRST INSERTION

**WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Woodcreek Community Development District ("District") will hold the following two public hearings and a regular meeting on August 28, 2026, at 10:00 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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").

**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.

**PROJECTED FISCAL YEAR 2027 ASSESSMENTS**
**On-Roll Assessments (Series 2022 Bonds)**

| Product/Parcel | Unit | ERU | FY 2027 O&M Assessment per Unit | FY 2027 DS Assessment per Unit | FY 2027 Total Assessment per Unit | FY 2026 Total Assessment per Unit |
|---|---|---|---|---|---|---|
| Villas 35' | 80 | 1.00 | $333.83 | $1,063.18 | $1,397.01 | $1,191.29 |
| SF 50' | 58 | 1.50 | $500.74 | $1,594.77 | $2,095.51 | $1,722.88 |
| SF 60' | 58 | 1.80 | $600.89 | $1,913.73 | $2,514.62 | $2,041.84 |
| **Total** | **196** | | | | | |

**On-Roll Assessments (Series 2025 Bonds)**

| Product/Parcel | Units | ERUs | FY 2027 O&M Assessment per Unit | FY 2027 DS Assessment per Unit | FY 2027 Total Assessment per Unit | FY 2026 Total Assessment per Unit |
|---|---|---|---|---|---|---|
| Townhomes 20' | 128 | 0.75 | $250.37 | $797.85 | $1,048.22 | $925.96 |
| Villas 35' | | 1.00 | $333.83 | $ - | $333.83 | $109.59 |
| SF 40' | 82 | 1.20 | $400.60 | $1,276.56 | $1,677.16 | $1,404.67 |
| SF 50' | 131 | 1.50 | $500.74 | $1,595.70 | $2,096.44 | $1,723.81 |
| SF 60' | 48 | 1.80 | $600.89 | $1,914.84 | $2,515.73 | $2,042.95 |
| **Total** | **389** | | | | | |

**Off-Roll Assessments**

| Product/Parcel | Units | ERUs | FY 2027 O&M Assessment per Unit | FY 2027 DS Assessment per Unit | FY 2027 Total Assessment per Unit | FY 2026 Total Assessment per Unit |
|---|---|---|---|---|---|---|
| Townhomes 20' | - | 0.75 | $235.35 | $ - | $235.35 | $120.42 |
| Villas 35' | 58 | 1.00 | $313.80 | $ - | $313.80 | $120.42 |
| SF 40' | 154 | 1.20 | $376.56 | $ - | $376.56 | $120.42 |
| SF 50' | 78 | 1.50 | $470.70 | $ - | $470.70 | $120.42 |
| SF 60' | 1 | 1.80 | $564.84 | $ - | $564.84 | $120.42 |
| **Total** | **291** | | | | | |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

Note that the annual O&M Assessment may also include County collection costs and early payment discounts.

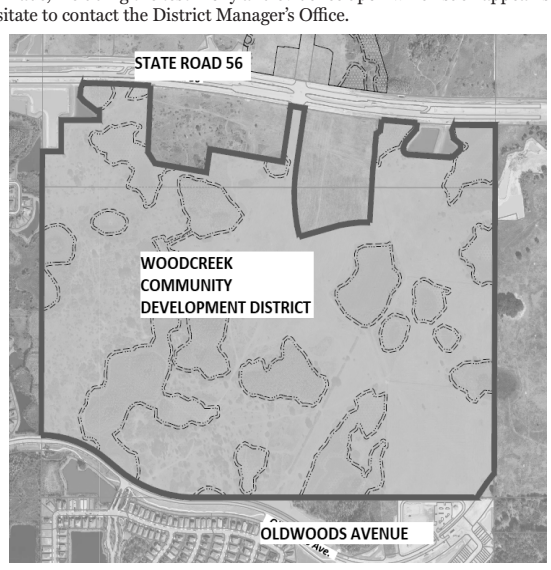
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance 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) is met. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager




July 31, 2026 26-01916P

PUBLISH YOUR
LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

FIRST INSERTION

**PTC 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 PTC 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: 11:00 a.m.
LOCATION: 12724 Smith Road
Dade City, Florida 33525

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::

**Phase One**

| Lot Type | Total # of Units/Sq Ft | 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 |
|---|---|---|---|---|---|
| Townhomes | 150 | 1.0 | $130.33 | $241.05 | $110.72 |
| Multifamily | 600 | 1.0 | $130.33 | $241.05 | $110.72 |
| Retail | 343,000 Sq Ft | 0.9 | $117.30 | $216.95 | $99.65 |
| Office | 100,000 Sq Ft | 0.9 | $117.30 | $216.95 | $99.65 |
| Hotel | 120 | 0.5 | $65.16 | $120.53 | $55.37 |
| Industrial | 2,474,298 | | | | |
| Sq Ft | 0.5 | $65.16 | $120.53 | $55.37 | |

* Including collection costs and early payment discounts (applicable to Phase One only; Phase Two & Three assessments do not include collection costs and early payment discounts)

**Phase Two & Three**

| Lot Type | Total # of Units/Sq Ft | 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 |
|---|---|---|---|---|---|
| Townhomes | 1,290 | 1.0 | $19.21 | $19.24 | $0.03 |
| Multifamily | 1,000 | 1.0 | $19.21 | $19.24 | $0.03 |
| Retail | 100,000 | | | | |
| Sq Ft | 0.9 | $17.29 | $17.32 | $0.03 | |
| Office | 100,000 | | | | |
| Sq Ft | 0.9 | $17.29 | $17.32 | $0.03 | |
| Hotel | 120 | 0.5 | $9.61 | $9.62 | $0.01 |
| Industrial | 2,099,850 | | | | |
| Sq Ft | 0.5 | $9.61 | $9.62 | $0.01 | |

* Does not include 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 assessment amount set forth herein shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

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

**Additional Provisions**

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

RESOLUTION 2026-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC 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/OR 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 PTC 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 PTC 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/or 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, all of which are 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/or 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 21, 2026
HOUR: 11:00 a.m.
LOCATION: 12724 Smith Road
Dade City, Florida 33525

**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 the 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 22nd DAY OF MAY 2026.**

**ATTEST:**
/s/ Jordan Lansford
Secretary/Assistant Secretary

**PTC COMMUNITY DEVELOPMENT DISTRICT**
By: /s/ Thatcher Brown
Its: Chair

**Exhibit A:** Proposed Budget for Fiscal Year 2027

--- PUBLICS ---

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received request to withdraw the permit application number 936849 from Clearview Land Design, P.L. 3010 West Azeele Street, Suite 150 Tampa, FL 33609. Application received: 3/11/2026. Proposed activity: petition for formal determination. Project name: Aprile Property Formal Wetland Delineation. Project size: 145.87 acres Location: Section(s) 21,22,27,28, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The withdrawal is effective as of July 24, 2026.

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

July 31, 2026 26-01911P

FIRST INSERTION

**N O T I C E**

**THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:**

**ORDINANCE NO. 1526-26**

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

**ORDINANCE NO. 1527-26**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER NOVEMBER 1, 2026; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**ORDINANCE NO. 1528-26**

**AN ORDINANCE OF THE CITY OF ZEPHYRHILLS REPEALING AND REPLACING SECTION 50.40 OF THE ZEPHYRHILLS CITY CODE TO UPDATE THE RATES AND CHARGES ESTABLISHED FOR THE CITY OF ZEPHYRHILLS SANITATION DIVISION OF THE PUBLIC WORKS DEPARTMENT; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.**

The public hearing will be held on August 10, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* **PLEASE NOTE:** This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105

July 31, 2026 26-01913P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**Case No: 2026CA001147CAAXES**
**NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,**
**Plaintiff, vs.**
**KEV IN L PHILLIPS, et al,**
**Defendants.**

TO: KEVIN L PHILLIPS;
4809 Walnut Ridge Rd
Land O Lakes, FL 34638
KEVIN L PHILLIPS
1140 Burch Ln,
Saint Louis, MO 63130
KEVIN L PHILLIPS
5815 Grand Sonata Ave,
Lutz, FL 33558
UNKNOWN SPOUSE OF KEVIN L PHILLIPS;
4809 Walnut Ridge Rd
Land O Lakes, FL 34638
UNKNOWN SPOUSE OF KEVIN L PHILLIPS
1140 Burch Ln,
Saint Louis, MO 63130
UNKNOWN SPOUSE OF KEVIN L PHILLIPS
5815 Grand Sonata Ave,
Lutz, FL 33558
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 an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 6, BLOCK 10, LAKE TALIA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGES 1 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE AUGUST 31, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 July 28, 2026.

CLERK OF THE CIRCUIT COURT
By: Deputy Clerk
Shakira Ramirez Pagan
(COURT SEAL)

LLS16505

July 31; Aug. 7, 2026 26-01922P

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Meadow Pointe Community Development District (the "District") will hold a public hearing and regular meeting on Thursday, August 20, 2026, at 7:00 p.m. at the Meadow Pointe Clubhouse, Building A, located at 28245 County Line Road, Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.meadowpointecdd.com at least two (2) days before the meeting, or may be obtained by contacting the District Manager's office via email at aaninipot@inframark.com or via phone at (813) 973-1671.

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.

| | General Fund | | | | | | Total Assessments per Unit | | | | Units |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | General Services | | | Residential Services | | | | | | | |
| Product Designation | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Dollar Change | Percent Change | |
| Residential | $679.94 | $646.22 | 5.22% | $226.78 | $226.78 | 0.00% | $906.72 | $873.00 | $33.72 | 3.86% | 1458 |
| Commercial | $9,111.45 | $8,659.59 | 5.22% | $0.00 | $0.00 | n/a | $9,111.45 | $8,659.59 | $451.86 | 5.22% | 56 |
| | | | | | | | | | | | 1514 |

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

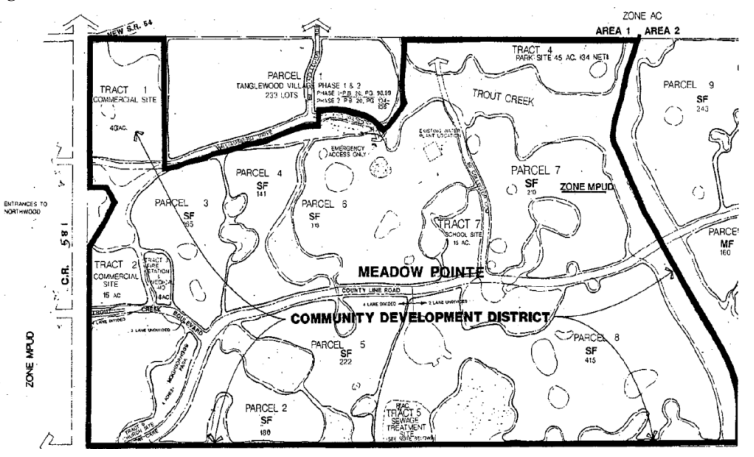
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

The public hearing and 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 two (2) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Alize Aninipot
District Manager.




July 31, 2026 26-01915P

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 2026CA002260CAAXWS**
**Navy Federal Credit Union**
**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 Dwayne E. Lansdown, Sr. a/k/a Dwayne Edmund Lansdown, Sr. a/k/a Dwayne E. Lansdown, Deceased; et al**
**Defendants.**

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dwayne E. Lansdown, Sr. a/k/a Dwayne Edmund Lansdown, Sr. a/k/a Dwayne E. Lansdown, Deceased
Last Known Address: Unknown

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

UNIT 207, BUILDING 200, OF HARBOR VILLAS CONDOMINIUM PHASE ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 930, PAGE(S) 1743, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before August 31st, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on July 28th 2026.

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

Orlando Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F02247

July 31; Aug. 7, 2026 26-01918P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT, IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**CASE NO.: 2025CA004072CAAXES**
**WFK & ASSOCIATES II, LLP,**
**Plaintiff, vs.**
**HEATHER NEWMAN, TODD NEWMAN, LVNV FUNDING LLC, and CONNERTON II COMMUNITY ASSOCIATION, INC.,**
**Defendants.**

To: Todd Newman
Last Known Addresses:
8309 Crescent Oaks Drive
New Port Richey, FL 34655

You are hereby notified that an action to foreclose a mortgage against the following described real properties situate and lying in Pasco County, Florida, to wit:

Lot 19, in Block 70 of CONNERTON VILLAGE TWO PARCEL 209, according to the Plat thereof, as recorded in Plat Book 84, Page 65, of the Public Records of Pasco County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on David E. Williamson, Attorney For Plaintiff, whose address is 1418 N.W. 6th Street, Gainesville, FL 32601, within thirty (30) days after the date of the first publication of this notice, and file the original with the Clerk of this Court either before service upon the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE AUGUST 31, 2026

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

Dated July 28, 2026

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

David E. Williamson,
Attorney For Plaintiff,
1418 N.W. 6th Street,
Gainesville, FL 32601

July 31; Aug. 7, 2026 26-01920P

FIRST INSERTION

**Affordable Secure Storage Hudson**
**Public Notice**
**Notice of Sale**

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

Unit S13 - S. McReynolds
Unit WH01 - S. McReynolds
Unit P07 - S. McReynolds
Unit C09 - S. McReynolds
Unit C12 - S. McReynolds
Unit L12 - S. Melvin
Unit J14 - P. Souza

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE August 15, 2026 AT OR AFTER: 11:00 A.M.

July 31; Aug. 7, 2026 26-01914P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
**CASE No. 2023CA 004936CAAXWS**
**CARRINGTON MORTGAGE SERVICES, LLC,**
**PLAINTIFF, VS.**
**KWAKU ODAME KWAP ONG, ET AL.**
**DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on August 13, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

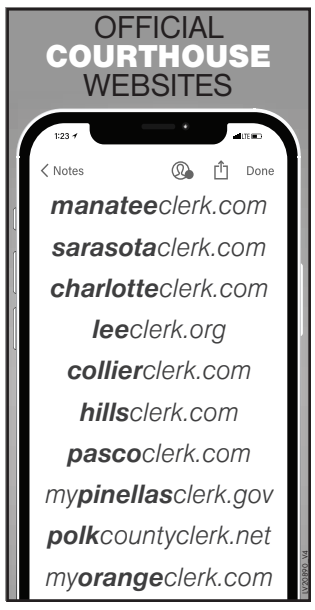
LOT 193, VETERANS VILLAS PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 92 AND 93, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND CORRECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1152, PAGE 1066 AND 1067, OF THE PUBLIC RECORDS OF PASCO COUNTY, 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. 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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone#: 561-338-4101
Fax#: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Tiffany Hamilton, Esq..
Tiffany Hamilton, Esq.
Our Case#: 23-001502

July 31; Aug. 7, 2026 26-01924P



--- ESTATE ---

FIRST INSERTION

**NOTICE OF ACTION**
**BY PUBLICATION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
**CASE NO: 2026CA001513CAAXWS**
**BEACON WOODS CIVIC ASSOCIATION, INC.,**
**Plaintiff, v.**
**CHRISTOPHER MCGINNIS, UNKNOWN SPOUSE OF CHRISTOPHER MCGINNIS, AND UNKNOWN TENANTS,**
**Defendants.**

TO: UNKNOWN SPOUSE OF CHRISTOPHER MCGINNIS
NKA VICKI LEE KNAPP
LAST KNOWN ADDRESSES: 12201 Partridge Hill Row, Hudson, FL, 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County: Lot 210, Beacon Woods Village 3-B, according to the Plat thereof as recorded in Plat Book 11, Pages 41-42, of the Public Records of Pasco County, Florida. 12201 Partridge Hill Row, Hudson, FL, 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Frank A. Ruggieri, attorney for the Plaintiff, Beacon Woods Civic Association, Inc., whose address is 13000 Avalon Lake Drive, Suite 305, Orlando, FL 32828, and file the original with the clerk of the above-styled court within 30 days after the first publication of this Notice of Action, otherwise a default will be entered against you for the relief prayed for in the complaint or petition. DUE ON OR BEFORE AUGUST 31. 2026

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

WITNESS my hand and the seal of said court at Pasco County, Florida on this 28 day of July, 2026.

Nikki Alvarez-Sowles
Clerk of the Court
Pasco County, Florida
(SEAL) By: Shakira Ramirez Pagan
Deputy Clerk

/S/ Sean P. Reed
FRANK A. RUGGIERI, ESQ.
Florida Bar No.: 0064520
SEAN P. REED, ESQ.
Florida Bar No.: 1040934
THE RUGGIERI LAW FIRM, P.A.
13000 Avalon Lake Drive, Ste. 305
Orlando, Florida 32828
Phone: (407) 395-4766
pleadings@ruggierilawfirm.com
Attorneys for Plaintiff
July 31; Aug. 7, 2026 26-01923P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO.: 2026-CP-001135**
**IN RE: ESTATE OF**
**JAMES R. SIINO, SR.**
**Deceased.**

The administration of the estate of JAMES R. SIINO, SR., deceased, whose date of death was January 25, 2026 is pending in the Circuit Court for Pasco County, Florida, Probate Division, Case Number 2026-CP-001135, the address of which is 8731 Citizens Dr., 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 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 demand against the 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 733.302 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITH STANDING 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 31, 2026.

**Personal Representative:**
**DEBORAH M. WITHEY**
9 Saratoga
West Long Branch, NJ 07764
Attorney for Personal Representative:
W. G. BOSTICK, JR.
6160 Central Ave. Ste. 300
St. Petersburg, Fl. 33707
(727) 388-1355
FBN294101
Email wgblawoffice@gmail.com
July 31; Aug. 7, 2026 26-01925P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 2026-CP-001078**
**IN RE: ESTATE OF**
**ARTHUR J. LUTZ,**
**Deceased.**

The administration of the estate of ARTHUR J. LUTZ, deceased, whose date of death was May 16, 2026, File Number 2026-CP-001078 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.

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 31, 2026.

**Personal Representative:**
**RAYMOND LUTZ**
284 Theodore Terrace
The Villages, Florida 32163
Attorney for Personal Representative:
EDWARD W. SOULSBY, B.C.S.
Attorney for Personal Representative
Florida Bar Number: 0488216
TROTTER & SOULSBY, P.A.
4064 SR 44, Suite B
Wildwood, Florida 34785
Telephone: (352) 205-7245
Fax: (352) 205-7305
E-Mail: ed@trotterlaw.com
2nd E-Mail: justin@trotterlaw.com
July 31; Aug. 7, 2026 26-01931P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**Case No.: 2026CA001500CAAXWS**
**PROPERTY PARTNER SOLUTION LLC, a Wymong Limited Liability Company,**
**Plaintiff, v.**
**JAIME MONSERRAT JR. and MELANIE J. MONSERRAT,**
**Defendants.**

TO: MELANIE J. MONSERRAT Last Address: 13644 Crest Lake Dr Hudson, FL 34669

YOU ARE NOTIFIED that an action for Specific Performance on the following property located in Pasco County, Florida:

Legal Description: LAKESIDE PHASE 1A, 2A & 5 PB 61 PG 027 LOT 302 OR 9331 PG 2612
Parcel Identification number: 35-24-17-0080-00000-3020
Property Address: 13644 Crest Lake Dr Hudson, FL 34669 ("Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Edward Moldovan, Esq. of E.M. Law & Associates, PLLC the plaintiff's attorney, whose address is 1832 Thomas Street, Hollywood, FL 33020 and whose email address is Edward@emlawoffice.com on or before AUGUST 31, 2026 (2026) and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and seal of this Court at Pasco County, Florida on this 29 day of July 2026

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

Edward Moldovan, Esq.
E.M. Law & Associates, PLLC
the plaintiff's attorney
1832 Thomas Street
Hollywood, FL 33020
Edward@emlawoffice.com
July 31; August 7, 14, 21, 2026 26-01934P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP000952CPAXES**
**IN RE: ESTATE OF**
**THOMAS BRUCE BOOTH**
**Deceased.**

The administration of the estate of Thomas Bruce Booth, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which Is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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.

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 31, 2026.

**Personal Representative:**
**Amelia Closmore**
3538 Johns Street
Madison, Wisconsin 53714
Attorney for Personal Representative:
Judy Karniewicz
Attorney
Florida Bar Number: 694185
THE KARNIEWICZ LAW GROUP
1211 W Fletcher Ave
Tampa, Florida 33612
Telephone: (813) 962-0747
E-Mail: Judy@tklg.net
Secondary E-Mail: Calli@gklg.net
July 31; Aug. 7, 2026 26-01929P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-00574-ES**
**IN RE: ESTATE OF**
**ARNOLD VAUGHN GRAHAM**
**Deceased.**

The administration of the estate of Arnold Vaughn Graham, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, 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 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 7/31, 2026.

**Personal Representative:**
**Angelia L. Viles**
1736 Lime Drive
Winter Haven, Florida 33881
Attorney for Personal Representative
Edward C. Castagna, Jr., Esq.
Attorney
Florida Bar Number: 0198102
611 Druid Road East, Suite 717
Clearwater, FL 33756
Telephone: (727)446-6699
Fax: (727)446-3388
E-mail Address:
eservice.castagnalaw@gmail.com
July 31; Aug. 7, 2026 26-01926P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 51-2026-CP-0741-WS**
**IN RE: ESTATE OF**
**THEODORE A. WILLIAMS**
**Deceased.**

The administration of the estate of THEODORE A. WILLIAMS, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7350 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

**Personal Representative:**
**CINDY LEE HARDER**
91-208 Hoolu Way
Ewa Beach, HI 96706
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 31; Aug. 7, 2026 26-01930P

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-001087 CPA XES**
**IN RE: ESTATE OF**
**SUZANNE FULFORD, AKA SUZANNE WALSH FULFORD**
**Deceased.**

The administration of the estate of SUZANNE FULFORD, AKA SUZANNE WALSH FULFORD, deceased, whose date of death was April 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

**Personal Representative:**
**KEVIN FULFORD**
21545 Cormorant Cove Drive
Land O Lakes, Florida 34637
Attorney for Personal Representative:
THOMAS D. SIMS
Florida Bar No. 61209
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
E-mail Address: tsims@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
July 31; Aug. 7, 2026 26-01928P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
**CASE NO.: 2026CA002154CAAXES**
**DIVISION: J1**
**WESTSTAR MORTGAGE CORPORATION, a New Mexico Corporation,**
**Plaintiff, v.**
**MICHAEL A. SLAUGHTER, ET AL.,**
**Defendants.**

To: Michael A. Slaughter
Last Known Address:
6641 Nathan Court, Wesley Chapel, FL 33544
Current Address: Unknown
To: Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendants Who Are Not Known To Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants
Last Known Address: Unknown
Current Address: Unknown

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

LOT 1180, OF THE UNRECORDED PLAT OF ANGUS VALLEY, UNIT THREE BEING FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF STATED SECTION 2, THENCE RUN EAST (ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF STATED SECTION 2, A DISTANCE OF 995.04 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 3502.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 138.45 FEET; THENCE NORTH 70 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 324.62 FEET; THENCE SOUTH 19 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 70 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 372.25 FEET TO THE POINT OF BEGINNING.

Property Address: 6641 NATHAN COURT, WESLEY CHAPEL, FL 33544

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 4025 Tampa Road, Suite 1205, Oldsmar, FL 34677; eService@quinnlegal.com, and file the original with 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. DUE ON OR BEFORE AUGUST 31, 2026

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

**See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES

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 Road, New Port Richey, FL 34654; (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.

THESE ARE NOT COURT INFORMATION NUMBERS

WITNESS my hand and the seal of this court on July 29, 2026

Clerk of the Circuit Court
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Shakira Ramirez Pagan

Quinn Legal, P.A.
4025 Tampa Road, Suite 1205
Oldsmar, FL 34677
Phone: 727-474-9603
eService@quinnlegal.com
July 31; August 7, 2026 26-01933P

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Uptown Cheapskate located at 27325 Wesley Chapel Boulevard, Wesley Chapel, Florida 33544 in the City of Tampa, Florida, doing business in Hillsborough, Florida intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 31st day of July, 2026
Owner Name: UC Wesley Chapel Prime, LLC
July 31, 2026 26-01936P

**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 TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP001052ES**
**IN RE: ESTATE OF**
**Lynne Shirley Nadeau a/k/a Lynne Shirley Edmondson**
**Deceased.**

The administration of the estate of Lynne Shirley Nadeau a/k/a Lynne Shirley Edmondson, deceased, whose date of death was December 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 31, 2026.

**Personal Representative:**
**Harold Daniels**
6955 Mauna Loa Lane
Naples, Florida 34113
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
July 31; Aug. 7, 2026 26-01932P

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
**Case No.: 2026CA001500CAAXWS**
**PROPERTY PARTNER SOLUTION LLC, a Wymong Limited Liability Company,**
**Plaintiff, v.**
**JAIME MONSERRAT JR. and MELANIE J. MONSERRAT,**
**Defendants.**

TO: JAIME MONSERRAT JR Last Address: 13644 Crest Lake Dr Hudson, FL 34669

YOU ARE NOTIFIED that an action for Specific Performance on the following property located in Pasco County, Florida:

Legal Description: LAKESIDE PHASE 1A, 2A & 5 PB 61 PG 027 LOT 302 OR 9331 PG 2612
Parcel Identification number: 35-24-17-0080-00000-3020
Property Address: 13644 Crest Lake Dr Hudson, FL 34669 ("Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Edward Moldovan, Esq. of E.M. Law & Associates, PLLC the plaintiff's attorney, whose address is 1832 Thomas Street, Hollywood, FL 33020 and whose email address is Edward@emlawoffice.com on or before AUGUST 31, 2026 (2026) and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and seal of this Court at Pasco County, Florida on this 29 day of July 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Shakira Ramirez Pagan
As Deputy Clerk
Edward Moldovan, Esq.
E.M. Law & Associates, PLLC
the plaintiff's attorney
1832 Thomas Street
Hollywood, FL 33020
Edward@emlawoffice.com
July 31; August 7, 14, 21, 2026
26-01935P

## --- ESTATE ---

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-001061**
**IN RE: ESTATE OF**
**PATRICIA A. HASBROUCK,**
**Deceased.**

The administration of the estate of PATRICIA A. HASBROUCK, deceased, whose date of death was February 14, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 31, 2026.

**JENNIFER RICHARDS**
**Personal Representative**
4346 Glissade Drive
New Port Richey, FL 34652
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 31; Aug. 7, 2026 26-01927P

# SUBSEQUENT INSERTIONS

## --- ACTIONS ---

SECOND 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 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 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 Papadopoulas
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


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.

LV18237_V25


## --- ACTIONS ---

FOURTH 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

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V26

## --- PUBLICS ---

SECOND 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.

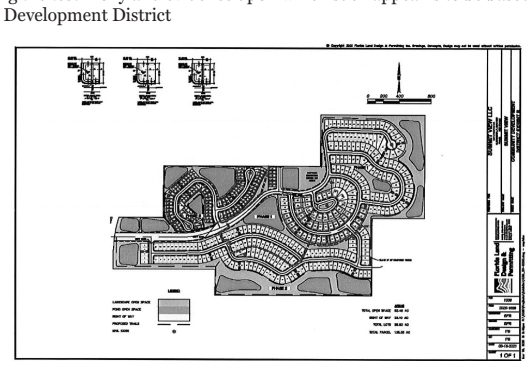
**Additional Provisions**

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

SECOND 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

SECOND 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 DA1NS1240 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

SECOND 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

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

## --- SALES ---

SECOND 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)at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C Elia, Esq.
Bar Number: 695734
RM20697-25NS/sap

July 24, 31, 2026 26-01840P

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LV2259

--- PUBLICS ---

SECOND 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.suncoastcdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at LCastoria@rizzetta.com or via phone at (813) 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

FOURTH 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

**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

SECOND 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

SECOND 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 Breynia 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

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 26-01865P

THIRD 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 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

SECOND 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

--- PUBLICS ---

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

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 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.

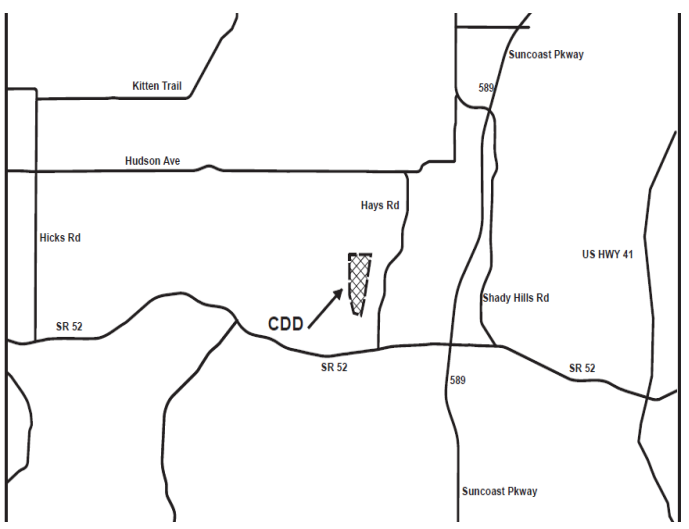
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10168

## --- PUBLICS / ESTATE / ACTIONS ---

SECOND 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 of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE AUGUST 24TH, 2026

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

DATED ON July 20, 2026
NIKKI ALVAREZ-SOWLES, ESQ.
Clerk of the Circuit Court
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2026CA002291CAAXWS
07-20-2026 11:06 AM
Deputy Clerk: Haley Joyner
6566602.v1
July 24, 31, 2026 26-01836P

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. 2026CA001353CAAXWS**
**NEWREZ LLC,**
**Plaintiff, vs.**
**MANTANA P HORDEYCZUK A/K/A MANTANA HORDEYCZUK, et al.,**
**Defendant.**

To: MANTANA P HORDEYCZUK A/K/A MANTANA HORDEYCZUK
6131 LAFAYETTE STREET, NEW PORT RICHEY, FL 34652
UNKNOWN SPOUSE OF MANTANA P HORDEYCZUK A/K/A MANTANA HORDEYCZUK
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 DIRECTION 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 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 21st day of July, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) BY: Haley Joyner
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
26-20768FL
July 24, 31, 2026 26-01864P

SECOND 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@havenmgtsol.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

SECOND 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

SECOND 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 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 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 26-01857P

FOURTH INSERTION

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

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

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

First publication on JULY 10, 2026.
Signed on July 1, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
July 10, 17, 24, 31, 2026
26-01581P

FOURTH INSERTION

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

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

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

First publication on JULY 10, 2026.
Signed on July 1, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
July 10, 17, 24, 31, 2026
26-01582P

SECOND INSERTION

**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<br>2740 Cypress Ridge Blvd<br>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

SECOND 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

--- ESTATE ---

SECOND 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, 2026 26-01774P

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. 2025CA001293CAAXWS**
**V.I.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.I.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, 2026 26-01866P

SECOND 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, 2026 26-01765P

SECOND 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.

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
ALAN S. GASSMAN
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, 2026 26-01856P

SECOND 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, 2026 26-01849P

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 512026CP001007CPAXWS**
**Division J**
**IN RE: ESTATE OF NORMAN J. ZIDES**
**Deceased.**

The administration of the estate of NORMAN J. ZIDES, deceased, whose date of death was March 30, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 24, 2026.

**Personal Representative:**
**ANDREW B. ZIDES**
4704 Lagona Lane
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
July 24, 31, 2026 26-01833P

SECOND 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.

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

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

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

The date of first publication of this notice is July 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, 2026 26-01789P

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. 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, 2026 26-01838P

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-1095**
**IN RE: ESTATE OF DALE BIEBER AKA DALE HARRY BIEBER**
**Deceased.**

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

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

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

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

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

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

The date of first publication of this notice is July 24, 2026.

**Personal Representative:**
**STEPHEN R. WILLIAMS**
10820 State Road 54,
Suite 202
Trinity, Florida 34655
Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
LAW OFFICE OF
STEVE WILLIAMS & ASSOCIATES
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
July 24, 31, 2026 26-01841P

SECOND 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, 2026 26-01832P

--- ACTIONS / SALES ---

SECOND 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 an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 736, 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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. on or before 8/24/2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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, 2026 26-01825P

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. 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 KINGFISH 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, 2026 26-01862P

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL 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 DESCRETION, 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 / GS1
July 24, 31, 2026 26-01770P

SECOND 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 | Berger 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, 2026 26-01790P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 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, 2026 26-01773P

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
**CASE NO.: 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, 2026 26-01837P

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. 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-F01726
July 24, 31, 2026 26-01858P

SECOND 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, 2026 26-01791P

--- ACTIONS / SALES ---

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. 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 transportation 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

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. 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 COUNTY, 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.
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

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. 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

SECOND INSERTION

**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 are the Defendant(s). Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/8/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 82, TIMBER OAKS, UNIT 8, according to the Plat thereof, recorded in Plat Book 17, Pages 100-103, Public Records of Pasco County, Florida.

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

SECOND 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:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010894
July 24, 31, 2026 26-01772P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
**CASE NO.: 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

SECOND INSERTION

**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

## --- ACTIONS / SALES ---

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. 2026CA000321CAAXES**
**PLANET HOME LENDING, LLC, Plaintiff, vs.**
**DAVID ZARATE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2026, and entered in 2026CA000321CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and DAVID ZARATE; UNKNOWN SPOUSE OF DAVID ZARATE 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 53, WAYWARD WIND MOBILE HOME SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 2003 WINNER DOUBLEWIDE MOBILE HOME HAVING VEHICLE IDENTIFICATION NUMBERS 8D610257RA AND 8D610257RB, AND FLORIDA TITLE NUMBERS 0087413068 AND 0087415858 WHICH MOBILE HOME TITLES WERE CANCELLED AND RETIRED ON 02/22/2013 AND RECORDED ON 01/22/2013 IN OFFICIAL RECORDS BOOK 8816, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE MOBILE HOME IS PERMANENTLY AFFIXED TO THE STATED PROPERTY.

Property Address: 38029 LEONDIAS DR, ZEPHYRHILLS, FL 33542

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

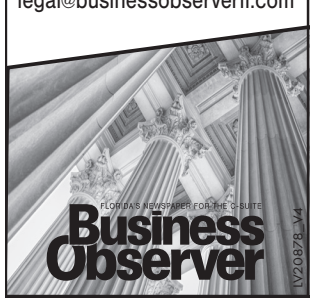
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little 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
25-381889 - NaP
July 24, 31, 2026 26-01863P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000074TDAXXX**

That URIAH COLLARD, 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 #: 1806836
Year of Issuance: 06/01/2019
Description of Property:
15-24-16-0010-00600-0130
GULF VIEW PB 3 PG 90 LOTS 13 & 14 BLOCK 6 OR 3277 PG 808
Name(s) in which assessed:
CATHERINE DEAN GAFFORD
A COGDELL
H ELLISON
L HUSKEY
K ESSLINGER
J L DEAN JR
M C GAFFORD
ANITA TORBERT COGDELL
HATTIE TORBERT ELLISON
KATHALEEN CROSSLEY ESSLINGER
LOUISE TORBERT HUSKEY
JOSEPH L DEAN JR
MARY CATHERINE DEAN GAFFORD
CATHERINE D GAFFORD
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
26-01796P


PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option
or email
legal@businessobserverfl.com




SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000076TDAXXX**

That RICARDO GONZALEZ TOLEDANO, 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 #: 1700759
Year of Issuance: 06/01/2018
Description of Property:
26-24-21-0120-00000-00B1
VICTORY SUB PB 2 PG 31 POR LOT B COM AT NE COR LOT B TH SWLY ALONG S BDY OF LOTS 1 & 2 BK 4 56 FT TH S TO S BDY OF LOT B TH E TO SE COR TH NWLY ALONG E BDY LINE TO POB BEING THAT PORTION OF LOT B NORTH OF TUSKEGEE ST LESS R/W OR 1840 PG 1779 OR 3609 PG 779
Name(s) in which assessed:
PHILLIP HUNTER
JIMMY JOHNSON
DORETHA JOHNSON
ESTATE OF PHILLIP HUNTER DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 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
26-01797P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000071TDAXXX**

That AVK REAL ESTATE 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 #: 2108747
Year of Issuance: 03/01/2025
Description of Property:
22-26-16-0010-00D00-0300
ANCLOTE RVR ESTS-1 MB 6 PG 1 L 30 BLK D RB 901 PG 568
Name(s) in which assessed:
JOHN BOULDREE
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
26-01794P

## --- TAX DEEDS ---

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000073TDAXXX**

That ENEISHA NELSON, 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 #: 1700882
Year of Issuance: 06/01/2018
Description of Property:
27-24-21-0460-02400-0010
W C SUMNERS ADDITION DB 10 PG 197 NORTH 19.00 FT LOT 1 BLOCK 24 OR 1531 PG 1751
Name(s) in which assessed:
LOUIS ALLEN
ANNA L ALLEN
LEWIS ALLEN
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
26-01795P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000081TDAXXX**

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 #: 2103279
Year of Issuance: 06/01/2022
Description of Property:
08-24-18-0030-00000-1590
LEISURE HILLS SUB UNREC PLAT TR 159 DESC AS N1/2 OF SW1/4 OF NE1/4 OF SW1/4 OF NW1/4 OF SEC; LESS EAST 25 FT THEREOF FOR ROAD R/W
Name(s) in which assessed:
JAMES JETMORE
CHRIS JETMORE
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
26-01802P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000093TDAXXX**

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 #: 2206561
Year of Issuance: 06/01/2023
Description of Property:
04-25-16-0030-00000-0030
SIGNAL COVE NO 2 B 9 P 74 LOT 3
Name(s) in which assessed:
BONNIE TURNER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 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
26-01810P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000079TDAXXX**

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 #: 2104936
Year of Issuance: 06/01/2022
Description of Property:
16-25-17-0090-14900-0060
MOON LAKE ESTATES UNIT 9 PB 4 PG 101 LOT 6 & 7 BLOCK 149 OR 8255 PG 257
Name(s) in which assessed:
ELLA III LLC
JONATHAN R POLITANO
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
26-01800P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000082TDAXXX**

That MICHIGAN ATLANTIC EQUITIES 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 #: 2200072
Year of Issuance: 06/01/2023
Description of Property:
32-25-22-0000-00500-0000
N 220 FT OF E 210 FT OF W 358 FT OF N1/2 OF NE1/4 OF SW1/4, E 210 FT OF W 358 FT OF SE1/4 OF NW1/4 S OF PVD RD OR 4507 PG 1055
Name(s) in which assessed:
WILLIS E RICE
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
26-01803P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000092TDAXXX**

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 #: 2209565
Year of Issuance: 06/01/2023
Description of Property:
32-26-16-0010-00J00-0170
DIXIE GROVES ESTATES PB 6 PG 27 LOT 17 BLOCK J
Name(s) in which assessed:
JEFFREY C DUMAS
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
26-01809P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000080TDAXXX**

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 #: 2105117
Year of Issuance: 06/01/2022
Description of Property:
21-25-17-014R-23600-0101
MOON LAKE ESTATES UNIT 14 REPLAT PB 6 PGS 47 & 48 LOTS 10 & 11 BLOCK 236 OR 1377 PG 48 OR 3823 PG 1198 OR 5900 PG 986
Name(s) in which assessed:
TIMOTHY M RUTLEDGE
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
26-01801P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000086TDAXXX**

That MICHIGAN ATLANTIC EQUITIES 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 #: 2200579
Year of Issuance: 06/01/2023
Description of Property:
25-24-21-0020-00C00-0000
AUTON WOODS PB 21 PGS 1-4 TR C
Name(s) in which assessed:
MARKAGROUP US INC
AALTO US INC
SALTIEL LAW GROUP
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
26-01807P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000100TDAXXX**

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 #: 2201008
Year of Issuance: 06/01/2023
Description of Property:
10-25-21-0050-00000-0430
CLINTON AVENUE HEIGHTS SUB PB 3 PG 128 LOT 4
Name(s) in which assessed:
ZHAOBING HUANG
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
26-01816P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000105TDAXXX**

That THE VERNON D AND BRENDA K SMITH FAMILY IRREV TRUST, 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 #: 1704400
Year of Issuance: 06/01/2018
Description of Property:
09-25-18-0020-00E00-0020
JULIUS PARK SUBDIVISION PB 3 PG 94 LOTS 2 & 3 BLOCK E OR 3901 PG 157
Name(s) in which assessed:
PAUL M PATTERSON
JANET L PATTERSON
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
26-01820P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000096TDAXXX**

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 #: 2201908
Year of Issuance: 06/01/2023
Description of Property:
16-26-21-0010-05200-0010
ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 THE EAST 132 FT OF SOUTH 225 FT OF TRACT 52 AKA PARCEL 2 OR 995 PG 1456 OR 1701 PG 1672
Name(s) in which assessed:
E ELLEN KAGEY
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
26-01812P

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000101TDAXXX**

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 #: 2204971
Year of Issuance: 06/01/2023
Description of Property:
15-25-17-0100-16700-0030
BLK 167 MOON LAKE NO 10 MB 5 PGS 128 TO 131 LOTS 3, 4
Name(s) in which assessed:
CESAR RENDON
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
26-01817P


SAVE TIME
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LV20906_V24
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FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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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

SECOND 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 UNREC 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

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000085TDAXXX**

That MICHIGAN ATLANTIC EQUITIES 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

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000083TDAXXX**

That MICHIGAN ATLANTIC EQUITIES 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

SECOND 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

SECOND 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

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000084TDAXXX**

That MICHIGAN ATLANTIC EQUITIES 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

SECOND 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

SECOND 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 CECELIA 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
CARL A 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

SECOND 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
CARL 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

SECOND 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

SECOND 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

SECOND INSERTION

**Notice of Application for Tax Deed 2026XX000104TDAXXX**

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

LV18237_V13

**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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LV10800_V1

# MAN'S RIGHTS

A special reprinting of a classic essay on freedom.

By Ayn Rand

'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 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.

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.

"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 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.

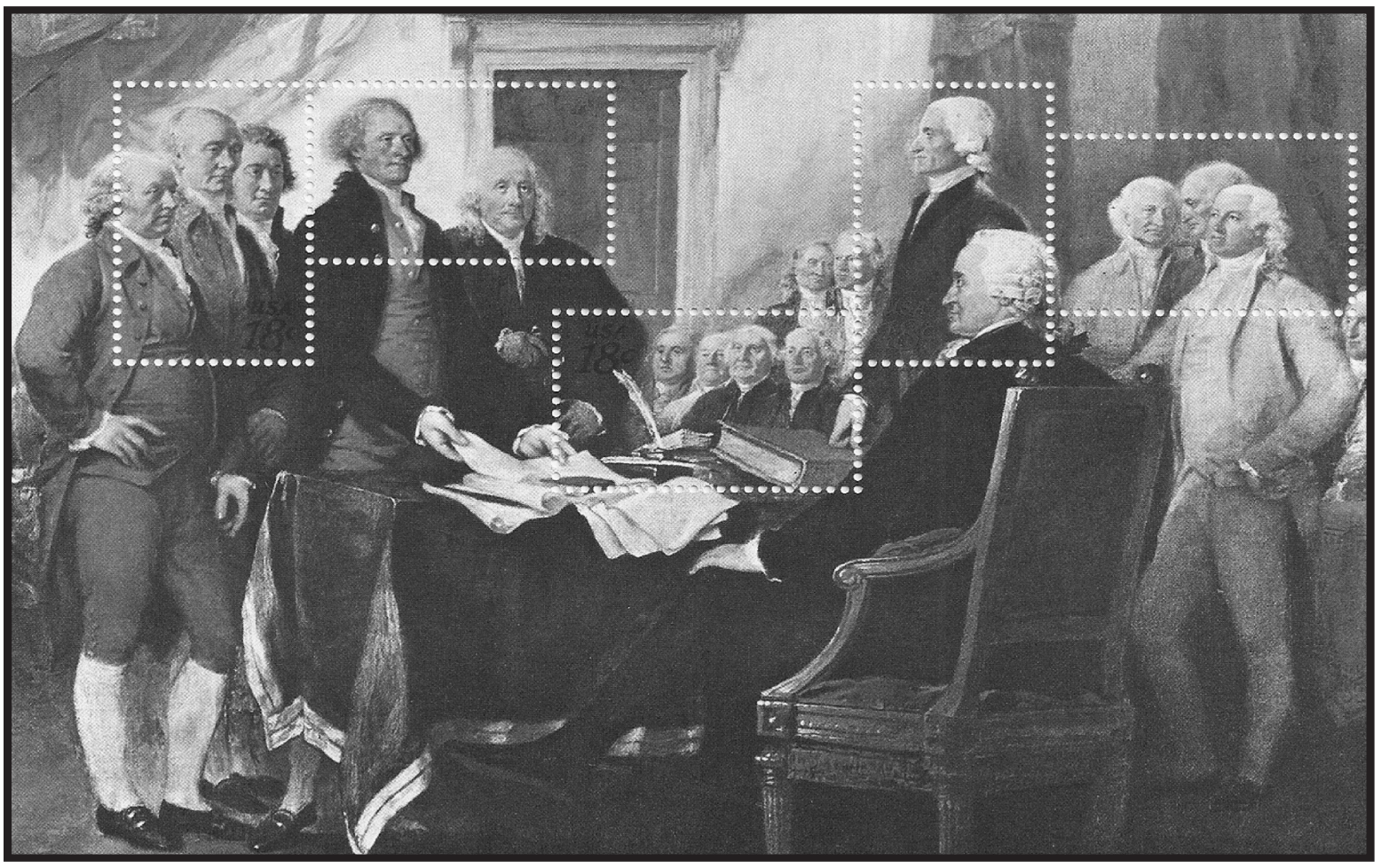
"5. The right of every family to a decent home.

"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



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 hill, 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.