

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809)

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
Case No: 21-DR-001754-DRAXES

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000162TDAXXX
NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTFCFIMT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2019CP1495WS
IN RE: ESTATE OF CLOYNS K. BRANAN, JR./ aka CLOYNS KINNON BRANAN, JR., Deceased.

FIRST INSERTION
Notice is hereby given that JENNIFER SUE SHEAR, OWNER, desiring to engage in business under the fictitious name of SHEAR'S CLEANING SERVICE located at 11031 PINTO DRIVE, HUDSON, FLORIDA 34669 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION
Notice is hereby given that SUNTINO LEE MOSNY, OWNER, desiring to engage in business under the fictitious name of FLORIDA FAMILY FLIP-PING located at 6828 GULL LN., HUDSON, FLORIDA 34667 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2021-CP-002097CPAXES
IN RE: FRANK R. KUHN Deceased.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-000292-WS
In Re The Estate Of: CARMEN LERO, Deceased

FIRST INSERTION
Notice is hereby given that KENNETH ALLAN SHELTON, OWNER, desiring to engage in business under the fictitious name of RTE 52 DRIVE-THRU MARKET located at 12020 HICKS ROAD, HUDSON, FLORIDA 34669 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that MICHAEL G. BUTASH, P.A., OWNER, desiring to engage in business under the fictitious name of GRANITE TITLE, LLC. located at 23554 STATE ROAD 54, LUTZ, FLORIDA 33544 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION
The administration of the estate of frank r. Kuhn, deceased, whose date of death was October 4, 2020 is pending in the Circuit Court Pasco County, Florida, Probate Division; File No. 2021-CP-002097 CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 512022CP000094CPAXES
IN RE: ESTATE OF STEVEN ROHZ FRANKLIN Deceased.

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
In accordance with Chapters 120 and 190, Florida Statutes, the Long Lake Ranch Community Development District ("District") hereby gives notice of its intent to develop amended and restated Recreational Facilities and Parking Rules & Regulations, including rates and fees and amenity facility rules ("Amended Amenity Rules").

FIRST INSERTION
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of After Hours Notary located at 28343 Openfield Loop in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-000292-WS
In Re The Estate Of: CARMEN LERO, Deceased

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 512022CP000094CPAXES
IN RE: ESTATE OF STEVEN ROHZ FRANKLIN Deceased.

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 Environmental Resource permit application number 842522 from EPG TWO RIVERS I, LLC, 111 S. Armenia Ave, Suite 201, Tampa, FL 33609.

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000148TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-000292-WS
In Re The Estate Of: CARMEN LERO, Deceased

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 512022CP000094CPAXES
IN RE: ESTATE OF STEVEN ROHZ FRANKLIN Deceased.

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com
CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org
COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com
PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org
POLK COUNTY: polkcountyclerk.com | ORANGE COUNTY: myorangeclerk.com

Business Observer
Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com Feb. 25; Mar. 4, 2022 22-00313P

Pauli Anne Franklin Personal Representative Address: 8621 Heather Dr., Zephyrhills, FL 33540 Attorney for Personal Representative: Michael H. Willison, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative Feb. 25; Mar. 4, 2022 22-00320P

OFFICIAL COURTHOUSE WEBSITES: Check out your notices on: www.floridapublicnotices.com

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2021-CA-002161 BABYLON CAPITAL, LLC, Plaintiff, v. GARNETT S. CRAIG, et al., Defendants.

TO: Unknown Heirs, Beneficiaries and Devises of the Estate of Bessie Hodges 14317 Delmar St Dade City, FL 33525 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

Lot 22, Less South 17 feet thereof and all of Lot 23, Mickens-Harper Subdivision, as per plat book 3, page 158, 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, on Anthony R. Smith, Esquire, the Plaintiffs attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, by March 28, 2022 and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida this 17th day of February, 2022.

Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida By: Kelly Jeanne Symons DEPUTY CLERK

Feb. 25; Mar. 4, 2022 22-00305P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-2014-WS Division I IN RE: ESTATE OF JOHN F. MALAVE a/k/a JUAN F. MALAVE-TORRES Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of John F. Malave, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 30, 2020; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Deborah Malave 11425 Nature Trail Port Richey, FL 34668 Barry Malave 1214 Bryan Street Drexel Hill, PA 19026 Charles Malave 21 Ridgewood Avenue Brentwood, NY 11717 Cynthia Puccio 11425 Nature Trail Port Richey, FL 34668 Richard Malave 9906 Lakeside Lane Port Richey, FL 34668

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is February 25, 2022.

Person Giving Notice: Deborah Malave 11425 Nature Trail Port Richey, Florida 34668 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Feb. 25; Mar. 4, 2022 22-00312P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA003119CAAXWS THE BANK OF NEW YORK MELLON, P/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTARHOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs. WILLIAM GEORGE; CELESTE M. GEORGE A/K/A CELESTE GEORGE, ET AL. Defendants.

To the following Defendant(s): UNKNOWN HEIRS OF WILLIAM GEORGE (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 957, JASMINE LAKES, UNIT 6-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7925 LOTUS DRIVE, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VANNESS LAW FIRM, P.L.C., Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE,

SUITE#110, DEERFIELD BEACH, FL 33442 on or before 3/28/2022 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 Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this day of FEB 19 2022

NIKKI ALVAREZ-SOWLES, ESQ. PASCO COUNTY CLERK OF COURT By: As Deputy Clerk

PHH4721-17/ng Feb. 25; Mar. 4, 2022 22-00307P

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. 2021CA002733CAAXES MITCHELL KOWALKOWSKI AND ELIZABETH SKUPIEN, HUSBAND AND WIFE, et. al. Plaintiff, vs. RENE GERVAIS AND NOELLA GERIAS A/K/A NOELLA GERVAIS, et. al. Defendant(s).

TO: ELIZABETH SKUPIEN, and UNKNOWN SPOUSE OF ELIZABETH SKUPIEN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, TO WIT: LOT 2144, UNIT 10 OF THE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before March 28, 2022 (30 days from Date of First Pub-

lication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 21st day of February, 2022.

CLERK OF THE CIRCUIT COURT BY: /s/ Kelly Jeanne Symons DEPUTY CLERK

ROBERTSON, ANSCHUTZ, & SCHNEID, PL 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 19-385521 Feb. 25; Mar. 4, 2022 22-00328P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.:

2021CC004503CCAXWS/E ESC-NEW PORT RICHEY LLC D/B/A BROOKDALE NEW PORT RICHEY, Plaintiff, v. SALLY SYPNIOWSKI and JAMES OLEJNIEZAK as Legal Representative and Guarantor, Defendants.

TO: JAMES OLEJNIEZAK Last Known Address: 58 W. Montana Ave., Glendale Heights, IL 60139

YOU ARE NOTIFIED that an action for tenant eviction has been filed against you. The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco County, Florida; Case No. 2021CC004503CCAXWS; and is styled ESC-NEW PORT RICHEY LLC D/B/A BROOKDALE NEW PORT RICHEY vs. SALLY SYPNIOWSKI and JAMES OLEJNIEZAK.

You are required to serve a copy of your written defenses, if any, to the action on Jeffrey P. Buak, Esq., Plaintiffs attorney, whose address is 301 East Pine Street, Ste. 1200, Orlando, FL 32801, on or before 03/28/22 or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiffs interest which will be binding upon you.

DATED: Feb 19 2022 Nikki Alvarez-Sowles, As Clerk of the Court By: Jennifer R. Sorrell As Deputy Clerk

Jeffrey P. Buak, Esq. Foley & Lardner LLP 301 E. Pine Street, Ste. 1200 Orlando, FL 32801 Phone: (407) 423-7656 Fax: (407) 648-1743 E-service: jbuak@foley.com Feb. 25; Mar. 4, 11, 18, 2022

22-00301P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

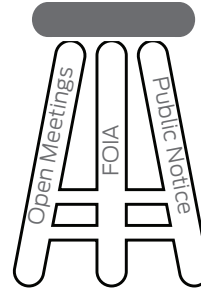
CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com



Why Public Notice Should Remain in Newspapers


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



This is not about “newspapers vs the internet”.





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

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free

















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

Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

