

TAX DEEDS

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000071TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000050TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000064TDAXXX NOTICE IS HEREBY GIVEN, That RB TAX INVESTMENTS 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000052TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000077TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

PUBLIC SALES

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County Civil Court, Court of Pasco County, Florida on the 1st day of May, 2024, in the cause wherein Erin Capital Management LLC, was Plaintiff, and Timothy Cleveland, was Defendant, being case number 51-2006-SC-001385-WS in said Court.

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000072TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000069TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000068TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000067TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

SECOND INSERTION

PASADENA RIDGE 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 Fish Lake Cove Community Development District ("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.

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000082TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000068TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000068TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000067TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

SECOND INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail)

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000082TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000053TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000054TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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:

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000067TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

When you vacated the premises at 6531 Lamprey Lane; Lot #31, New Port Richey, FL 34653, the following personal property remained: 1977 GUERDON INDUSTRIES INC. MAUVE UNKNOWN MODEL; DOUBLE WIDE MOBILE HOME; TITLE NO. #0014655468; VIN NO. #GDLCLF3170891B; TITLE NO. #0014655467; VIN NO. #GDLCLF3170891A and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

Notice of Application for Tax Deed 2024XX000082TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

Notice of Application for Tax Deed 2024XX000068TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

Notice of Application for Tax Deed 2024XX000068TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

Notice of Application for Tax Deed 2024XX000067TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than October 11, 2024 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109. PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC By: MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653 (727)-842-3928

Notice of Application for Tax Deed 2024XX000082TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

Notice of Application for Tax Deed 2024XX000068TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

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Notice of Application for Tax Deed 2024XX000067TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, 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:

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



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA... RUTH HUNTER, et al. Defendant(s).

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...

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA... WELL'S FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR F. KOPP, DECEASED, et al. Defendant(s).

9, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/28/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

SECOND INSERTION

NOTICE OF SALE IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA... ANTHONY MICHAEL MANCINI; MELISSA ANN MANCINI; and UNKNOWN TENANT Defendant. NOTICE IS GIVEN pursuant to a Final Judgment dated July 19, 2023, entered in Case No. 2022CA-002309CAAXWS, of the Circuit Court in and for Pasco County, Florida, wherein ANTHONY MICHAEL MANCINI and MELISSA ANN MANCINI are the Defendants, that Nikki Alvarez-Sowles, Esq., Clerk of the Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on OCTOBER 28, 2024 at 11:00 a.m., the following described real property as set forth in the Final Judgment: SEE ATTACHED EXHIBIT "A"

poses: Together with 2022 Live Oak, double wide manufactured home ID# TBD, located on the premises. TOGETHER WITH A 2022 LIVE OAK 76X32 MODEL MANUFACTURED HOME BEARING SERIAL NO:S: LOHGA10022262A AND LOHGA10022262B. NOTICE 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA... ELIZABETH LAMONT, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2024 in Civil Case No. 51-2024-CA-000606 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Elizabeth Lamont, 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 16th day of October, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA... DATA MORTGAGE, INC., DBA ESSEX MORTGAGE; Plaintiff, vs. MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GERSHMAN INVESTMENT CORP.; CBC MORTGAGE AGENCY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR. Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR. Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 522, HOLIDAY LAKE ESTATES UNIT SEVEN, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 9, PAGE 117. a/k/a 3544 ATLANTIS DRIVE, HOLIDAY, FL 34691 PASCO has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinocsi Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 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 demand in the complaint. DUE ON OR BEFORE OCTOBER 28TH, 2024. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 September 24, 2024. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA... MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RYAN WALBURN, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/12/2024, in Case No.: 2024CA000356 of the Circuit Court in and for Pasco County, Florida, wherein MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RYAN WALBURN, et al., are the Defendants. The Clerk of Court 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 November 13, 2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 25, Block 20, Mirada Parcel 19-1, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 69 through 74, 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. 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: September 19, 2024 By: /s/ Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Sept. 27; Oct. 4, 2024 24-01785P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA... NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. HAZEL M. ALLEN A/K/A HAZEL SKAGGS ALLEN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 29, 2024 in Civil Case No. 2023CA004087CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Hazel M. Allen a/k/a Hazel Skaggs Allen, 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 15th day of October, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 556, Gulf Highlands, Unit Two, according to the plat thereof as recorded in Plat Book 11, Page(s) 127 through 129, 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. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC 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 23-06901FL Sept. 27; Oct. 4, 2024 24-01788P

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

Q&A How much do legal notices cost? The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com. The public is well-served by notices published in a community newspaper. VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice Email: legal@businessobserverfl.com

--- TAX DEEDS ---

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000046TDAXXX
NOTICE IS HEREBY GIVEN,
That PAUL AZZI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000034TDAXXX
NOTICE IS HEREBY GIVEN,
That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000057TDAXXX
NOTICE IS HEREBY GIVEN,
That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000058TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000070TDAXXX
NOTICE IS HEREBY GIVEN,
That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000081TDAXXX
NOTICE IS HEREBY GIVEN,
That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000042TDAXXX
NOTICE IS HEREBY GIVEN,
That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000045TDAXXX
NOTICE IS HEREBY GIVEN,
That PAUL AZZI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000043TDAXXX
NOTICE IS HEREBY GIVEN,
That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000055TDAXXX
NOTICE IS HEREBY GIVEN,
That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000060TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000061TDAXXX
NOTICE IS HEREBY GIVEN,
That KEYS FUNDING LLC - 2021, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000047TDAXXX
NOTICE IS HEREBY GIVEN,
That PAUL AZZI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000051TDAXXX
NOTICE IS HEREBY GIVEN,
That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000074TDAXXX
NOTICE IS HEREBY GIVEN,
That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000076TDAXXX
NOTICE IS HEREBY GIVEN,
That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000059TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000075TDAXXX
NOTICE IS HEREBY GIVEN,
That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

SECOND AMENDED NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022CC001896CCAXWS
PACIFICA IMPERIAL MHP, LLC, Plaintiff, vs.
MEGAN WALLING AND STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 North Marguerite Street, Tampa, Florida 33603, within 30 days of the first date of publication, 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.

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.
WITNESS Nichole "Nikki" Alvarez-Sowles, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida.
Dated: September 10, 2024
NICHOLE "NIKKI" ALVAREZ-SOWLES,
Clerk of the Circuit and County Court (SEAL)
Deputy Clerk: Haley Joyner

THIRD INSERTION
Notice of Application for Tax Deed
2024XX000066TDAXXX
NOTICE IS HEREBY GIVEN,
That RB TAX INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
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NOTICE IS HEREBY GIVEN,
That RB TAX INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
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NOTICE IS HEREBY GIVEN,
That RB TAX INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

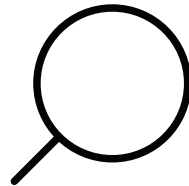


Citizens continue to learn about vital civic matters from newspaper notices.

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

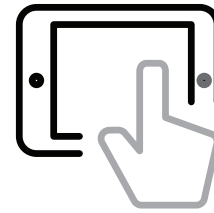
Verifying publication is difficult-to-impossible on the web.

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



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

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

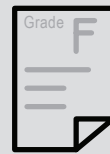


Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



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