

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
UCN: 522024CA002574XXCICI
CASE NO.: 24-002574-CI
SKYWAY CAPITAL MANAGEMENT, LLC,
a Florida limited liability company
Plaintiff, vs.
SALSAKS, INC., WILLIAM Z.

GEIGER, III, ADA STREET PROPERTIES, LLC, CA RACKFUL LAND TRUST DATED FEBRUARY 16, 2021 AS ASSIGNED TO ADVANTA IRA SERVICES, LLC FBO DEMETRIOS J. LIADIS IRA #8009790, STEFFEN CONSULTING, LLC, DOMINIK J. BONELLI ANY KNOWN AND UNKNOWN TENANTS,
Defendants.
TO: SALSAKS, INC.

530 Athens Street
Tarpon Springs, Florida 34689
William Z. Geiger, III
7060 Sawfish Street
New berry, Florida 32566
YOU ARE NOTIFIED that an action for foreclosure has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773; steven@stevenmoorepa.com

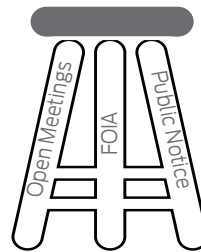
and kathy@stevenmoorepa.com, on or before 30 Days after 1st Publication and to file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
"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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED on 10/24/2024
KEN BURKE
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
Steven W. Moore, Esquire
8240 118th Avenue North,
Suite 300,
Largo, Florida 33773
steven@stevenmoorepa.com and
kathy@stevenmoorepa.com
November 1, 8, 2024 24-04619N

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	Commercial Notices	Court Notices
 Government Meetings and Hearings	 Unclaimed Property, Banks or Governments	 Mortgage Foreclosures
 Meeting Minutes or Summaries	 Delinquent Tax Lists, Tax Deed Sales	 Name Changes
 Agency Proposals	 Government Property Sales	 Probate Rulings
 Proposed Budgets and Tax Rates	 Permit and License Applications	 Divorces and Adoptions
 Land and Water Use		 Orders to Appear in Court
 Creation of Special Tax Districts		
 School District Reports		
 Zoning, Annexation and Land Use Changes		

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



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.

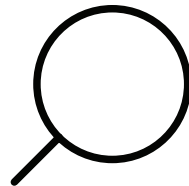


Citizens continue to learn about vital civic matters from newspaper notices.

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

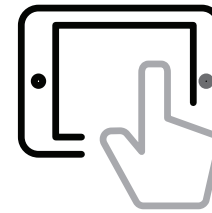
Verifying publication is difficult-to-impossible on the web.

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.

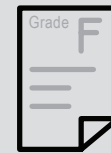


Moreover, the real digital divide for public notice is growing

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

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- 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



Types Of Public Notices

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--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 02613
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

ORANGE LAKE VILLAGE BLK 1, LOT 63
PARCEL:
10-30-15-64314-001-0630
Name in which assessed: DONALD WILKINS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04389N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 02302
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PINELLAS GROVES SW 1/4, N 175FT OF S 450FT OF LOTS 2, 3,4 & E 10FT OF N 175FT OF S 458FT(S) OF LOT 5
PARCEL:
01-30-15-70416-300-0200
Name in which assessed: JOSEPH SPEDALERE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04387N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 02797
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BAYVIEW ESTATES OF INDIAN ROCKS 3RD ADD BLK K, LOT 6 & W 4.35FT OF LOT 7
PARCEL:
18-30-15-05400-011-0060
Name in which assessed: SKYLAR L NARRON

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04391N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 00198
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

TARPON HEIGHTS SEC C LOT 37
PARCEL:
12-27-15-89838-000-0370
Name in which assessed: EFTHYMOS CHRISTOPOULOS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04383N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07914
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

CHILDS PARK BLK 2, LOT 12
PARCEL:
27-31-16-15408-002-0120
Name in which assessed: JAMES R MILNE, JR

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04410N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 05830
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

F/K/A OUTLOOK VILLAGE CONDO BLDG 9, UNIT 905 N/K/A OUTLOOK VILLAGE CONDO BLDG 9, UNIT 905 TOGETHER WITH THE USE OF PARKING SPACES 80 AKA 905 & 81 AKA 905
PARCEL:
33-30-16-64857-009-0905
Name in which assessed: 6301 UNIT 905 LAND TRUST MARGARET EDWARDS TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04400N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07793
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

LEWARN SUB LOT 43
PARCEL:
26-31-16-51336-000-0430
Name in which assessed: DEBORAH FILLIYAU

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04409N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 04580
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PT OF GOVT LOT 2 & TIDAL SWAMPS DESC BEG SE COR OF LOT 12, BLK 19 OF TAMPASHORES BAY SEC TH N'LY 533.9FT TH S89DE 639.2FT TH S 533FT(S) TH W 648FT(S) TO POB CONT 7.93 AC(C)
PARCEL:
36-28-16-00000-210-0210
Name in which assessed: WILLIAM M ANDERSON BARBARA A ANDERSON

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04396N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 05585
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

GRACE SUB LOTS 63, 64 & 65 & E 40FT OF LOT 66
PARCEL:
28-30-16-32346-000-0650
Name in which assessed: CHESTER C CRAMER

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04399N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 05281
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

AUTUMN RUN UNIT 2 LOT 140
PARCEL:
17-30-16-01774-000-1400
Name in which assessed: ERIC MIXON KNELLINGER REV LIV TRUST ERIC MIXON KNELLINGER TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04398N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DAY STAR ONE LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 02752
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SEMINOLE GARDENS LOT 44
PARCEL:
15-30-15-79686-000-0440
Name in which assessed: KD SRS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04390N

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 03397
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PALM OF MADEIRA RESORT CONDO PHASE 1, UNIT 5
PARCEL:
09-31-15-65715-001-0050
Name in which assessed: WORLDWIDE TRUSTEE SERVICES LLC TRE 14715 LAND TRUST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 20th day of November, 2024 at 11:00 A.M.

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Oct. 11, 18, 25; Nov. 1, 2024
24-04392N

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

