Public Notices



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BUSINESS OBSERVER FORECLOSURE SALES

PASCO COUNTY

	ale Date	Case Name	Sale Address	Firm Name
Case No. Sa 512014CA002301CAAXES Div. J5 12		The Huntington National Bank vs. Keith E Franks et al	Lot 5, Zephyr Heights, PB 5 Pg 50	Shapiro, Fishman & Gache (Boca Raton)
		HSBC Bank vs. Nabil Khalaf et al	Lot 10, Meadow Pointe III, PB 53 Pg 26	Shapiro, Fishman & Gache (Boca Raton)
		Wilmington Savings Fund vs. Elizabeth Sheppard et al	Lot 10, Colony Company Lands, PB 1 Pg 55	Shapiro, Fishman & Gache (Boca Raton)
		FBC Mortgage vs. Hill, Frederick et al	18400 Howell Dr, Dade City, Fl 33523	Albertelli Law
		Wells Fargo Bank vs. William Lecroy Jr et al	Lot 17, Zephyr Heights, PB 8 Pg 21	Aldridge Pite, LLP
2015CA002508CAAXWS Div. J3 12	2/28/2016	Federal National Mortgage vs. Michael A Knoll etc et al	Lot 478, Tahitian Homes, PB 11 Pg 115-116	Shapiro, Fishman & Gache (Boca Raton)
		Harvey Schonbrun vs. Rory Jay Mercer et al	Section 19, Township 24 S, Range 18 E	Schonbrun, Harvey, P.A.
		Wells Fargo Bank vs. Vincent Dellolio et al	Lot 7, Meadow Pointe Unit 2, PB 39 Pg 44	Shapiro, Fishman & Gache (Boca Raton)
		Ditech Financial vs. Kevin C Robinson et al	Lot 22, Willow Bend Unit B-2, PB 33 Pg 110	Shapiro, Fishman & Gache (Boca Raton)
		U.S. Bank vs. Simon B Bragg Unknowns et al	7437 Forbes Rd, Zephyrhills, FL 33540	Padgett, Timothy D., P.A.
		Green Tree vs. James A Sweeney et al	6505 Angus Valley Drive, Wesley Chapel, FL 33544	Padgett, Timothy D., P.A.
		Bank of America vs. Beth A Smith et al	5618 Mockinbird Dr, New Port Richey, FL 34652	eXL Legal
		First Guaranty vs. Julie Joannini et al	Tract A, Cox's Bell, PB 3 Pg 152	Phelan Hallinan Diamond & Jones, PLC
		Wells Fargo Bank vs. The Lagerfeld Dr Land Trust et al	Lot 7, Connerton Village, PB 52 Pg 118	McCalla Raymer Pierce, LLC
		Deutsche Bank vs. Maria R Thomas et al	4321 Winding River Way, Land O Lakes, FL 34639	Clarfield, Okon, Salomone & Pincus, P.L.
		River Ridge Country Club vs. Cheryl J Therrien et al	7643 Emery Drive, New Port Richey, FL	Cianfrone, Joseph R. P.A.
	2/28/2016	James B Nutter vs. Pok Hui Milovich Unknowns et al	Tampa Downs Heights Unit 4, PB 11 Pg 145	Brock & Scott, PLLC
	· ·	21st Mortgage vs. Heather Hammond etc et al	Lots 151, 152, Sea Ranch, PB 8 Pg 86	Greenspoon Marder, P.A. (Ft Lauderdale)
		Lone Star Ranch vs. HOA Problem Solutions Inc et al	Lot 8, Block 4, Lone Star, PB 58 Pg 7-14	Mankin Law Group
	, -, -	Wells Fargo Bank vs. David M Rooney etc et al	Jasmine Lakes Unit 6-D, PB 11 Pg 43	Brock & Scott, PLLC
			-	
		Green Tree vs. Jeremia Lopez Ramos etc et al	5512 20th Street, Zephyrhills, Fl 33541	Padgett, Timothy D., P.A.
		Wilmington Savings Fund vs. Diane Weiss etc et al	Lot 7, Zephyrhills, PB 1 Pg 54	Silverstein, Ira Scot
		Wells Fargo Bank vs. Hernandez, Andres et al	24804 Hyde Park Blvd, Land O Lakes, FL 34639	Albertelli Law
		Us Bank vs. Kim Schreyer et al	Lot 16, Block 1, Westwood Estates, PB 44 Pg 42-49	Brock & Scott, PLLC
	, , .	Green Tree vs. Jonathan Rivera et al	30125 Barnaby Lane, Wesley Chapel, FL 33543	Padgett, Timothy D., P.A.
		PHH Mortgage vs. Leah N Zachewicz et al	Lot 15, Zephyrhills, PB 1 Pg 54	Phelan Hallinan Diamond & Jones, PLC
	· · ·	JPMorgan Chase Bank vs. Norma J Leitner et al	37226 Grassy Hill Lane, Dade City, FL 33525	Albertelli Law
		PROF-2013-S3 Legal Title Trust vs. Caesar S Esperanza et al	Lot 21, Meadow Pointe IV, PB 54 Pg 21	Aldridge Pite, LLP
		Deutsche Bank vs. Stephanie M Plummer etc et al	6208 11th Street, Zephyrhills FL 33542	Deluca Law Group
· · · · · · · · · · · · · · · · · · ·	· · ·	Panaray Investment vs. Thomas S Frankenfield et al	Section 32, Township 27 South, Range 22 East	Owen, PLLC; The Law Offices of Michael .
		Capital One vs. Evelyn Ostrand et al	Lot 6, Schroter's, PB 5 Pg 112	McCalla Raymer Pierce, LLC (Orlando)
51-2012-CA-006191-CAAX-WS 1/	/4/2017	Ventures Trust vs. Derrick D Davidson et al	9532 Towanda Lane, Port Richey, FL 34668	South Milhausen, P.A
51-2011-CA-004030-CAAX-WS 1/	/4/2017	The Bank of New York vs. Tali Judith-Anne Norwood et al	Lot 133, Dodge City First, PB 6 Pg 116	Shapiro, Fishman & Gache (Boca Raton)
51-2016-CA-000570-ES 1/	/4/2017	Nationstar Mortgage vs. Levy, Stanley et al	2414 Shadecrest Rd, Land O Lakes, FL 34639	Albertelli Law
2014CA002659CAAXES 1/	/4/2017	HMC Assets vs. Vigliatura, Joseph et al	16847 Helen K Drive, Spring Hill, FL 34610	Albertelli Law
512013CA003575ES 1/-	/4/2017	Deutsche Bank vs. Jennifer J Campbell et al	1926 Hammocks Ave, Lutz, FL 33549	Clarfield, Okon, Salomone & Pincus, P.L.
2015-CA-003603 1/-	/4/2017	U.S. Bank vs. David S Ford etc et al	1045 Clairborne St, Holiday, FL 34690	Clarfield, Okon, Salomone & Pincus, P.L.
51-2015-CA-000431ES 1/-	/4/2017	Wells Fargo Bank vs. Andres Valentin Jr et al	4525 Gateway Blvd, Wesley Chapel, FL 33544	eXL Legal
2015CA000471CAAXWS 1/-	/4/2017	U.S. Bank vs. Edward Mikolajczak etc et al	Lot 235, Fairway Oaks Unit 3 A, PB 29 Pg 29	Aldridge Pite, LLP
2016CA000734CAAXES 1/-	/4/2017	Wells Fargo vs. David H Danowit et al	Lot 59, Block 28, Seven Oaks, PB 47 Pg 94-106	Brock & Scott, PLLC
51-2014-CA-003676WS 1/-	/4/2017	Nationstar Mortgage vs. Judy H Vega etc et al	11538 Lakeview Dr, New Port Richey, FL 34654	Albertelli Law
51-2014-CA-001998-WS Div. J3 1/		Bayview Loan vs. Lynn R Beck et al	Lot 98, Glen at River Ridge, PB 24 Pg 8-10	Shapiro, Fishman & Gache (Boca Raton)
2014-CA-003324 ES/J4 1/	/5/2017	Trust Mortgage vs. Elizabeth R Clayton et al	16745 Fairbolt Way, Odessa, FL 33556	Freeman, P.A., Anya
2016-CA-000423-CAAX-ES 1/	/5/2017	Provident Funding vs. Stephen W Maguire etc et al	Lot 10, Block H, Wilderness Lake, PB 43 Pg 1-35	Greenspoon Marder, P.A. (Ft Lauderdale)
		HSBC Bank USA vs. Norma Quintana et al	14025 Helm Ct., Spring Hill, FL 34610	Clarfield, Okon, Salomone & Pincus, P.L.
		The Verandahs at Pasco Community Association vs. Jesus Diaz		Association Law Group
	-	Wells Fargo Bank vs. Lynn E Nichols et al	Section 17, Township 26 S, Range 19 E	Aldridge Pite, LLP
		Green Tree Servicing vs. Elaine R Hage et al	Lot 13, Jasmine Trails, PB 35 pg 135	Gladstone Law Group, P.A.
	· · ·	Federal National Mortgage vs. Alan Nicolosi et al	Aloha Gardens Unit 12, PB 17 Pg 81	Phelan Hallinan Diamond & Jones, PLC
		Wells Fargo Bank vs. Bernard W Mazzoni et al	Heritage Pines Unit 1, PB 46 Pg 25	Phelan Hallinan Diamond & Jones, PLC
		Wells Fargo Bank vs. Paulsen, James et al	12954 Ladd Ave, New Port Richey, FL 34654	Albertelli Law
		Bank of America vs. Witowski, Kathleen et al	4551 Taray Ln, Holiday, FL 34690	Albertelli Law
		•		
		U.S. Bank vs. Loeven, Donald et al	9110 Pegasus Ave, Port Richey, FL 34668	Albertelli Law
	· · ·	Indymac Venture vs. Parra, Mario et al HSBC Bank USA vs. Jody Michelle Slive etc et al	2035 Camp Indianhead Rd, Land O Lakes, FL 34639	Albertelli Law
· · · · · · · · · · · · · · · · · · ·	-	HSBC Bank USA vs. Jody Michelle Slive etc et al	7106 Gulf Highlands Dr, Port Richey, FL 34668	eXL Legal
<u> </u>		Wells Fargo Bank vs. Daley, Scott et al	1214 Begonia Dr, Holiday, FL 34691	Albertelli Law
		Wells Fargo vs. Horne, Nancy et al	3512 Martell St, New Port Richey, FL 34655	Albertelli Law
		Wells Fargo vs. Warkenthien, William et al	17922 Glenapp Dr, Land O Lakes, FL 34638-7830	Albertelli Law
		Wells Fargo Bank vs. Jose Arroyo etc et al	Lot 63, Knollwood Acres, PB 12 Pg 139	Aldridge Pite, LLP
<u> </u>		U.S. Bank vs. James Garrity et al	Lot 9, Zephyrhills, PB 1 Pg 54	Kahane & Associates, P.A.
		Chapel Pines vs. Ronald Allum et al	30809 Midtown Ct., Wesley Chapel, FL 33545	Shumaker, Loop & Kendrick, LLP (Tampa
	•	Wells Fargo Bank vs. John Beebe et al	Lot 37, Moon Lake Estates, Unit 11, PB 5 Pg 141	Choice Legal Group P.A.
	-	Wilmington Savings Fund vs. Nilvio Peguero et al	Concord Station Units A & B, PB 60 Pg 110	Phelan Hallinan Diamond & Jones, PLC
	, , ,	The Bank of New York vs. Jose Olivero et al	4813 Portmarnock Way, Wesley Chapel, FL 33543	Deluca Law Group
51-2016-CA-000959ES 1/	/11/2017	Wells Fargo vs. Daniel Wright etc et al	5507 Cannondade Dr, Wesley Chapel, FL 33544	eXL Legal
51-2014-CA-000917ES 1/	/12/2017	U.S. Bank vs. Sanabria, Shirae et al	6546 Tabogi Trail, Wesley Chapel, FL 33545	Albertelli Law
2016-CA-002883 Div. D 1/	/12/2017	James T. Schmit vs. East Pasco Golf Carts Inc et al	36921 State Road 54, Zephyrhills, FL 33541	Gano Kolev, PA
51-2012-CA-000088-ES (J4) 1/	/12/2017	The Bank of New York vs. CQB 2010 LLC et al	Lot 108, Carpenter's Run, PB 25 Pg 97	Shapiro, Fishman & Gache (Boca Raton)
51-2014-CA-004464-ES Div. J1 1/	/12/2017	Green Tree Servicing vs. Gregory Charles Gude etc et al	Section 11, Township 25 S, Range 21 E	Shapiro, Fishman & Gache (Boca Raton)
51-2016-CA-001362 1/	/16/2017	JPMC Specialty Mortgage vs. Schaediger, Gary et al	3442 Truman Dr, Holiday, FL 34691	Albertelli Law
		The Bank of New York vs. Starbird, Thomas et al	7030 Flagger Dr, Port Richey, FL 34668	Albertelli Law
		JPMorgan Chase vs. Susan L Mordan et al	Lot 4, Highland Estates, PB 6 Pg 55	Phelan Hallinan Diamond & Jones, PLC
· · · · · · · · · · · · · · · · · · ·		Ditech Financial vs. Betty Thomas et al	31624 Spoonflower Cir, Wesley Chapel, FL 33545	Padgett, Timothy D., P.A.
2009-CA-11329-ES 1/	-	Harvey Schonbrun vs. Joyce Rowe et al	Section 9, Township 25 S, Range 18 E	Schonbrun, Harvey, P.A.
	-	The Bank of New York vs. Robert B Smeltzer et al	Lot 501, Lake Padgett Estates, South Grove	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-1939-ES Div. J4 1/	/1/2017	During of 1,011 total to Hobert D Dilletted et al	-	
2016-CA-1939-ES Div. J4 1/ 51-2012-CA-003256-CAAX-ES 2/			Fast End Oak Ridge DR & Dg 50	Shanira Fishman & Casha (Dosa Data-)
2016-CA-1939-ES Div. J4 1/ 51-2012-CA-003256-CAAX-ES 2/ 51-2014-CA-001894-ES Div. J5 2/	/1/2017	Wells Fargo Bank vs. David Michael Hudas etc et al	East End Oak Ridge, PB 6 Pg 52	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-1939-ES Div. J4 1/ 51-2012-CA-003256-CAAX-ES 2/ 51-2014-CA-001894-ES Div. J5 2/ 51-2013-CA-004044-WS - 2/	/1/2017 /1/2017	Wells Fargo Bank vs. David Michael Hudas etc et al JPMorgan Chase Bank vs. Francis Gonzalez etc et al	Sea Pines Unit 7, Sec 14, Township 24 S	Choice Legal Group P.A.
2016-CA-1939-ES Div. J4 1/ 51-2012-CA-003256-CAAX-ES 2/ 51-2014-CA-001894-ES Div. J5 2/ 51-2013-CA-004044-WS - 2/ 51-2015-CA-003838-CA-WS 2/	/1/2017 /1/2017 /15/2017	Wells Fargo Bank vs. David Michael Hudas etc et al		-

PASCO COUNTY LEGAL NOTICES

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SER-VICES, LLC gives Notice of Foreclosure of Lien and intent to sell this vehicle on January 13, 2017 at 11:00 a.m.@ 1103 Precision Street, Holiday, FL 34690, pursuant to subsection 713.78 of the Florida Statutes, Collateral Bankruptcy Services, LLC reserves the right to accept or reject any and/or all bids. 2013 Dodge

VIN.: 1C3CDZCB7DN582260 December 23, 2016

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SER-VICES, LLC gives Notice of Foreclosure of Lien and intent to sell this vehicle on January 10, 2017 at 11:00 a.m.@ 1103 Precision Street, Holiday, FL 34690, pursuant to subsection 713.78 of the Florida Statutes, Collateral Bankruptcy Services, LLC reserves the right to accept or reject any and/or all bids. 2011 BMW

VIN.: WBAPH7G55BNM56421 December 23, 2016 16-03427P

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 RAN Institute located at 3748 Fawn Grove Court, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes, Florida, this 9th day of December, 2016. Ruth Ann Nylen, LLC.

December 9, 2016. December 23, 2016

16-03440P

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LGC MEDICAL TRANSPORTATION LLC, located at 6318 Gentle Ben Circle, in the City of Wesley Chapel, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of December, 2016.

LGC MEDICAL TRANSPORTATION LLC 6318 Gentle Ben Circle

Wesley Chapel, FL 33544 December 23, 2016 16-03426P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2016-CP-1513 IN RE: ESTATE OF ROBERT F. BENNETT

Deceased. The administration of the estate of Robert F. Bennett, deceased, whose date of death was April 7th, 2016, is pending in the Circuit Court for Pasco County. Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative

and the personal representative's attor-

nev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 23, 2016.

Lois J. Clausen 6402 Governors Drive, New Port Richey, Florida 34655

Personal Representative CHRISTINA KANÉ, ESQ. CARTER CLENDENIN & FOREMAN, PLLC Attorneys for Personal Representative 5308 SPRING HILL DRIVE SPRING HILL, FL 34606 By: CHRISTINA KANE, ESQ. Florida Bar No. 97970 December 23, 30, 2016 16-03429P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512016CP001396AXWS **Division Probate** IN RE: ESTATE OF LOIS J. MARTIN

Deceased. This administration of the estate of Lois J. Martin, deceased, whose date of death was September 6, 2016, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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: December 23, 2016.

Personal Representative: Debra Harp

3509 Beechwood Lane Anderson, Indiana 46011 Attorney for Personal Representative: Beverly J. White, Attorney Attorney

Florida Bar Number: 43532 3802 Ehrlich Rd., Suite 102 Tampa, Fl 33624 Telephone: (813) 891-6610 Fax: (813) 891-6620 E-Mail: info@allgenerationslaw.com

December 23, 30, 2016 16-03441P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File # 51-2016CP001608CPAXWS IN RE: ESTATE OF

NEAL WILFRED DAVIGNON, a/k/a NEAL DAVIGNON,

NEIL DAVIGNON, Deceased.

The ancillary administration of the estate of NEAL WILFRED DAVIGNON, a/k/a NEAL DAVIGNON, a/k/a NEIL DAVIGNON, deceased, whose date of death was May 12, 2012 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The name and address of the Personal Representative and the Personal Representative's attornev, is 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is December 23, 2016 ATTORNEY FOR PERSONAL REPRESENTATIVE: STEVEN MEILLER, ESQ. Florida Bar No. 0846340 7236 State Road 52-Bayonet Point, FL 34667 Email: steveslad@gmail.com Telephone: (727) 869-9007 Attorney for Personal Representative December 23,30,2016 16-03420P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 51-2016-CP-1322-WS Division I IN RE: ESTATE OF JANET FAYE PURCELL

Deceased. The administration of the estate of JANET FAYE PURCELL, deceased, whose date of death was July 11, 2016, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. 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 oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 December 23, 2016.

Personal Representative: ROBERT PURCELL

11230 Godwit Court New Port Richey, Florida 34654 Attorney for Personal Representative: Mischelle D'Angelone

Attorney Florida Bar Number: 0016478 TAYLOR D'ANGELONE LAW, P.A. 7318 STATE ROAD 52 Hudson, FL 34667 Telephone: (727) 863-0644 E-Mail: etaylorlaw@verizon.net December 23, 30, 2016 16-03416P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 512016CP001504CPAXES IN RE:

ESTATE OF BOBETTE FERN BENSEN, Deceased.

The administration of the estate of BOBETTE FERN BENSEN, deceased, whose date of death was 8/23/2016; is pending in the Circuit Court, for Pasco County, Florida, Probate Division, File No. 512016CP001504CPAXES, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORT IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 THE FIRST PUBLI-CATION OF THIS NOTICE IS December 23, 2016.

Personal Representative: Elizabeth Summerville

120 Pie Hill Road Goshen, CT 06756 Attorney for Personal Representative: Bruce A. McDonald Florida Bar No.: 263311 Attorney for Personal Representative 707 E Cervantes Street PMB #137 Pensacola, FL 32501 (850) 776-5834

bamcdonald@pensacolalaw.com

December 23, 30, 2016 16-03415P

mmstoner@pensacolalaw.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 51-2016-CP-1328-WS Division I IN RE: ESTATE OF DENNIS MCGILL

Deceased. The administration of the estate of DENNIS MCGILL, deceased, whose date of death was April 19, 2016, is pending in the Circuit Court for PAS-CO 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 December 23, 2016.

Personal Representative: DONALD SCHNITZHOFER

5038 Sunset Blvd. Port Richey, Florida 34668 Attorney for Personal Representative Mischelle D'Angelone Attorney

Florida Bar Number: 0016478 ELOISE TAYLOR, P.A. 7318 STATE ROAD 52 Hudson, FL 34667 Telephone: (727) 863-0644 E-Mail: etaylorlaw@verizon.net December 23, 30, 2016 16-03448P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.:

51-16-CP-297-WS Division: I IN RE: ESTATE OF LEHMAN RONALD GREGORY A/K/A LEHMAN R. GREGORY Deceased.

The administration of the estate of LEHMAN RONALD GREGORY a/k/a LEHMAN R. GREGORY, deceased, whose date of death was March 25, 2015, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is: Pasco County Clerk of the Court, P.O. Box 338, New Port Richey, FL 34656-0338, Attn: Probate Division. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is December 23, 2016.

Personal Representative KENNETH WAYNE GREGORY 11429 Pennsville Ct.

Port Richey, Florida 34654 Attorney for Personal Representative: Mischelle D'Angelone Attorney Florida Bar Number: 16478

TAYLOR D'ANGELONE LAW, P.A. 7318 STATE ROAD 52 Hudson, FL 34667 Telephone: (727) 863-0644 E-Mail: etaylorlaw@verizon.net December 23, 30, 2016

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700003 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that CAROL A OR ROGER A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of

the property, and the names in which it

Certificate No. 1203802 Year of Issuance: June 1, 2013

was assessed are as follows:

Description of Property:

36-26-20-0020-05900-0050 NEW RIVER RANCHETTES UNIT 2 UNREC PLAT PORTION OF \$1/2 OF TRACT 59 DESC AS SOUTH 1/2 OF FOLL DESC COM AT NE COR OF SECTION 36 TH S89DEG 43'27"W 1671.44 FT TH SOUTH 2001.32 FT FOR POB TH CONT SOUTH 660.00 FT TH WEST 660.00 FT TH NORTH 660.00 FT TH EAST 660.00 FT TO POB LESS & EXC EAST 528.09 FT THEREOF SOUTH 25 FT & EAST 25 FT RESERVED AS RD R/W FOR INGRESS & EGRESS AKA LOT 5 HIGHLAND FIVE CLASS IIIE SUBDIVISION PER OR 4292 PG 44 OR 7370

PG 167 Name (s) in which assessed: CLARK S LINDSTONE LUDWIG L LINDSTONE III MANDRAKE PROPERTIES 2 LLC All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be edeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave. 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.

51-16-CP-1587-WS

Division: I

IN RE: ESTATE OF:

CHRIST P. LIOSSIS

aka

CHRIS P. LIOSSIS,

Deceased.

The ancillary administration of the es-

tate of Christ P. Liossis aka Chris P. Li-

ossis, deceased, whose date of death was

June 13, 2016, and whose Social Secu-

rity Number is N/A is pending in the

Circuit Court of Pasco County, Florida,

Probate Division, the address of which

is 7530 Little Road, New Port Richey,

FL 34654. The names and addresses of

the Ancillary Personal Representative

and the Ancillary Personal Representa-

other persons having claims or de-

mands 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

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims WITHIN THREE (3)

MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT SO FILED

WITHIN THE TIME PERIODS SET

FORTH IN SECTION 733,702 OF

THE FLORIDA PROBATE CODE

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

Ancillary Personal Representative:

Goldie V. Liossis

WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED.

ON THEM.

NOTICE.

23, 2016.

All creditors of the decedent and

tive's attorney are set forth below.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

16-03388P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700016 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1206346 Year of Issuance: June 1, 2013 Description of Property:

06-25-17-0770-00000-5260 LAKEWOOD ACRES UNIT EIGHT UNRECORDED PLAT TRACT 526 DESC AS COM AT NW COR OF SECTION 6 TH S00DEG49'38"W 1901.03 FT TH S89DEG23'34"E 225.00 TH S00DEG49'38"W 450.76 FT TH S89DEG23'34"E 800.01 FT TH S19DEG01'55"E 260.68 FT FOR POB TH CONT S19DEG01'55"E 139.15 FT TH N89DEG10'22"W 703.22 FT TH N00DEG49'38"E 123.64 FT TH ALG ARC OF CURVE RAD 50.00 FT CENTRAL ANGLE 56DEG22'12" RAD 50.00 FT CHD BRG & DIST N32DEG38'32"E(B1) 47.23(Q1) FT TH S85DEG32'34"E 614.90 FT TO POB OR 5839 PG 1244 OR 8275 PG 1439

Name (s) in which assessed: JAMES DAVID MICHAEL SMITH All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03401P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512016CP001123CPAXES IN RE: ESTATE OF ABDUL RAOUF DABUS,

Deceased.

The administration of the estate of Abdul Raouf Dabus, deceased, whose date of death was March 18, 2016, 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 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 23, 2016.

Personal Representative: Hayat Ileiwat-Dabus 29533 Crossland Drive

Attorney for Personal Representative: Rachel Albritton Lunsford Attorney Florida Bar Number: 0268320 BARNETT BOLT KIRKWOOD LONG & KOCHE 601 Bayshore Boulevard, Suite 700 Tampa, Florida 33606 Telephone: (813) 253-2020 Fax: (813) 251-6711 E-Mail: Rlunsford@barnettbolt.com

Secondary E-Mail: Nswart@barnettbolt.com December 23, 30, 2016 16-03414P

7030 Knight Avenue NW Canton, Ohio 44708 Attorney for Ancillary

Personal Representative: David C. Gilmore, Esq. 7620 Massachusetts Avenue New Port Richey, FL 34653 dcg@davidgilmorelaw.com (727) 849 - 2296

FBN 323111 December 23, 30, 2016 16-03442P

MORE AFTER THE DECEDENT'S Wesley Chapel, Florida 33543 THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS December

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700021 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the

property, and the names in which it was

assessed are as follows: Certificate No. 1210835 Year of Issuance: June 1, 2013 $\label{eq:Description} Description of Property:$

05-26-16-0140-00000-0080 MANOR BEACH ESTATES PB 6~PG~19~LOT~8~OR~1726~PG~1288Name (s) in which assessed:

PATRICK H WALSH All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk $Dec.\ 23,\ 30,\ 2016;\ Jan.\ 6,\ 13,\ 2017$

16-03406P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700019 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1210375 Year of Issuance: June 1, 2013 Description of Property: 33-25-16-0090-0000-0580 CASSON HEIGHTS PB 4 PG 95 LOT 58 OR 8025 PG 1312

Name (s) in which assessed: SOVEREIGN HOLDINGS LTD All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03404P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700022 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1212491 Year of Issuance: June 1, 2013 Description of Property: 32-26-16-0090-00000-0200 SIESTA TERRACE PB 6 PG 11 LOT 20 OR 8179 PG 1757

Name (s) in which assessed:

CARLOS GANUZA

All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER, 2016.

> Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03407P

FIRST INSERTION

PASCO COUNTY

NOTICE OF APPLICATION FOR TAX DEED 201700004 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that CAROL A OR ROGER A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1208485 Year of Issuance: June 1, 2013 $Description \ of \ Property:$

03-25-16-0060-00000-0800 COUNTRY CLUB ESTATES UNIT 1-B PB 8 PG 148 LOT 80 OR 4310 PG 699

Name (s) in which assessed: WILLIAM F BICK

All of said property being in the County of Pasco, State of Florida. Unless such certificate shall be

redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03389P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700018 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1209187 Year of Issuance: June 1, 2013 Description of Property: 15-25-16-019D-00000-1260

HOLIDAY HILL ESTS UNIT 4 MB 11 PG 56 LOT 126 OR 3805 PG 523

Name (s) in which assessed: DIANA M MOLINA

All of said property being in the County

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03403P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700007 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that ROGER A OR CAROL A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: Certificate No. 1210133

Year of Issuance: June 1, 2013 Description of Property: 31-25-16-0020-00000-0120 GRANDVIEW PARK UNIT $1~\mathrm{PB}~4~\mathrm{PG}~77~\mathrm{LOT}~12~\mathrm{OR}~7469$ PG 518

Name (s) in which assessed: ENRIQUE M SIERRA OMEGA LLC

All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03392P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700020

(SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1210772 Year of Issuance: June 1, 2013 Description of Property:

04-26-16-0170-00000-0950 CITRUS MOUNTAIN MOBILE ESTATES PB 10 PG 13 LOT 95 OR 3408 PG 1380

Name (s) in which assessed: CLARA DEPAOLO FRANK DEPAOLO All of said property being in the County

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the

 $26\mathrm{th}$ day of JANUARY, 2017 at $10{:}00$ AM. Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03405P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700025 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that ELEVENTH TALENT LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1203187 Year of Issuance: June 1, 2013

Description of Property: 04-26-20-0020-00F00-0280 CHAPEL PINES PHASE 1A PB $42\,\mathrm{PG}\,019\,\mathrm{BLOCK}\,\mathrm{F}\,\mathrm{LOT}\,28\,\mathrm{OR}$ 9011 PG 2323

Name (s) in which assessed: RESHEF HOLDINGS LLC URI RESHEF All of said property being in the County

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

AM. Dated this 12th day of DECEMBER,

> Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700028 (SENATE BILL NO 163) NOTICE IS HEREBY GIVEN, that DUONG T OR GIANG T PHO the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it

was assessed are as follows: Certificate No. 1011957 Year of Issuance: June 1, 2012 Description of Property: 08-26-16-0180-00000-0660 TOWN & COUNTRY VILLAS

PB 6 PG 9 LOT 66 OR 8800 PG 3774Name (s) in which assessed: 5623 LEISURE LANE LAND TRUST

KEITH W FORD TRUSTEE All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave. 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03413P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700017 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was sessed are as follows:

Certificate No. 1207556 Year of Issuance: June 1, 2013 Description of Property:

13-24-16-0030-00400-0081 GULF COAST ACRES UNIT 5 PB 4 PG 94 LOT 8 BLOCK 4 EXC SOUTH 528 FT THEREOF OR 8951 PG 2117

Name (s) in which assessed: JAMES JOHN CROCKETT TEDDY RAY CROCKETT All of said property being in the County

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03402P

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED 201700001 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that CAROL A OR ROGER A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1204266 Year of Issuance: June 1, 2013 Description of Property: 14-26-19-0110-00F00-6680

EAGLES NEST CONDOMINIUM PHASE I CB 06 PG 147 BUILDING F UNIT 668 OR 7469 PG 1332 Name (s) in which assessed:

BRAD BOGER DAVID BOGER SKI LAKES LLC All of said property being in the County

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office

38053 Live Oak Ave. 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

16-03386P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700024 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that ELEVENTH TALENT LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was

assessed are as follows: Certificate No. 1202901 Year of Issuance: June 1, 2013 Description of Property: 36-26-21-0020-00801-0800 CRYSTAL SPRINGS PB 2 PGS 4 & 5 UNRECORDED TRACT 8 CONTAINING LOTS 1080

Name (s) in which assessed: RAYMOND A BRIGGS TERESA D BRIGGS

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office

38053 Live Oak Ave. 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700010

(SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that FRANCIS G LAVOIE the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was

assessed are as follows: Certificate No. 10028 Year of Issuance: June 1, 2011

Description of Property: 19-26-21-0050-00000-4500 TIMBER LAKE ESTATES A CONDOMINIUM PHASE IV CB 2 PGS 37 & 38 LOT 450 & COMMON ELEMENTS OR

8734 PG 1209 Name (s) in which assessed: ALLEN ANGLEY ERICH RUPPERT GLYNN GLAD JOHN DAY LINDA SMITH MARIA JESBERGER

SARA FENNER TIMBER LAKE ESTATES INC All of said property being in the County

of Pasco, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

16-03395P

16-03410P

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED 201700026 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that ELEVENTH TALENT LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and vear of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1204095 Year of Issuance: June 1, 2013 Description of Property:

02-26-19-0030-00001-0320 ANGUS VALLEY UNIT 3 UNRECORDED PLAT TRACT 1032 DESC AS COM AT THE SW COR OF SECTION 2 TH EAST ALG THE SOUTH BDY OF SECTION 2 4533.46 FT TH NORTH 590.43 FT TH NOODG 11' 18"E 1890.00 FT FOR POB TH CONT WEST 150.00 FT TH N00DG 11' 18"E 150.00 FT TH EAST 150.00 FT TH S00DG 11' 18"W 150.00 FT TO POB OR

4488 PG 342 Name (s) in which assessed: LINDA J MONTGOMERY

DECEASED All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03411P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700011 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of the

property, and the names in which it was assessed are as follows: Certificate No. 1200204 Year of Issuance: June 1, 2013

Description of Property: 24-23-21-0000-00500-0030 COM AT NW COR OF SE1/4 OF NE1/4 W OF OF SEC 24 TH S00DEG 21'38"E 20.00 FT TO SOUTH R/W STELLAR LN TH N89DEG 36'30"E 453.52 FT TO WLY R/W OF CR 575 TH S09DEG 48'02"W 198.45 FT TH S16DEG 55'05"W 272.00 FT FOR POB TH S16DEG 55'05"W 235.91 FT TH N88DEG 20'00"W 267.82 FT TO WEST LN OF SE1/4 OF NE1/4 TH N00DEG 21'38"W 215.61 FT TH N89DEG 36'30"E 337.72 FT TO POB OR 6441 PG 1331

Name (s) in which assessed: CODY RAECHEL WATTS All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM. Dated this 12th day of DECEMBER,

2016. Office of Paula S. O'Neil CLERK & COMPTROLLER

Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03396P

BY: Susannah Hennessy

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700008 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that ROGER A OR CAROL A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of

the property, and the names in which it

was assessed are as follows: Certificate No. 1205653 Year of Issuance: June 1, 2013 Description of Property:

03-24-17-001B-00000-1280 LONG LAKE ESTS UNIT 3 UNREC PLAT LOT 128 COM SE COR OF SW 1/4 TH ALG E LN N00DEG36'43" W 641.65 FT TH S89DEG23'17" W 300 FT TH S00DEG36'43" E 10 FT TH N74DEG50'35" W 165 FT FOR POB TH SOODEG36'43"E 162.85 FT TH N86DEG42'9"W 379.50 FT TH 87.17 FT ALG ARC OF CV R RAD 421.16 FT CHD N9DEG13'38" E 87.02 FT TH N15DEG9'25" E 150. 21 FT TH S74DEG50'35" E 345.92 FT TO POB OR 8904 PG 2274

Name (s) in which assessed: WADE M COTTON All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER,

CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03393P

Office of Paula S. O'Neil

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700002 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that CAROL A OR ROGER A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it

was assessed are as follows: Certificate No. 1204195 Year of Issuance: June 1, 2013

Description of Property: 11-26-19-0010-00000-031B ANGUS VALLEY UNIT UNREC PLAT LOT 31B DESC AS: COM AT NW COR OF SEC 11 TH S00DG 24' 10"W 606.74 FT FOR POB TH S66DG 44' 46"E 400.45 FT TH EAST 30 FT TH SOUTH 91.89 FT TH CURVE LEFT RAD 206.99 FT ARC 87.42 FT CHD S21DG 05' 56"E 86.77 FT TH S68DG 59' 49"W 450.15 FT TH NOODG 24' 10"E 497.73 FT TO POB RESERVING ELY 30 FT THEREOF FOR ROAD R/W

OR 4389 PG 1856 Name (s) in which assessed: ALICE A ZIMMER PATRICK M O'GRADY

All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave. 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil

CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

THRU 1083 OR 8474 PG 1078

All of said property being in the County

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy

16-03409P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700013 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the

property, and the names in which it was assessed are as follows: Certificate No. 1204796 Year of Issuance: June 1, 2013 Description of Property:

10-24-18-0000-01000-0010 THE NORTH 353.20 FT OF SW1/4 OF NW1/4 LESS THE WEST 25 FT FOR ROAD R/W;LESS FOLL DESC POR OF R/W PCL 181 SR 589 SEC 97140-2303 PER OR 3770 PG 1345 COM NW COR SEC 10 TH S00DEG03' 35"W 2023.11 FT TH S89DEG44' 46"E 1317.07 FT TH N00DEG07' 50"E 353.20 FT FOR POB TH N89DEG44' 46"W 491.20 FT TH N55DEG10' 39"E 599.30 FT TH SOODEG07 50"W 344.40 FT TO POB OR 6744 PG 604

Name (s) in which assessed: ANAND NANDWANI LAJU NANDWANI-VASWANI SUNIL NANDWANI

All of said property being in the County of Pasco, State of Florida. Unless such certificate shall be

redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER, 2016.

CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Office of Paula S. O'Neil

Dec. 23, 30, 2016; Jan. 6, 13, 2017

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 6TH JUDICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No.

2016-CA-001137-CAAX-WS NYMT LOAN TRUST 2014-RP1, Plaintiff vs. EMMA NOBLE, et al.,

DefendantsTO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST, IN THE ESTATE OF EMMA J. DUN-CAN A/K/A EMMA JEAN NOBLE, DECEASED 9049 ONEAL AVE

NEW PORT RICHEY, FL 34654 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:

LOT 14, BLOCK 3 BASS LAKE

ESTATES, FIRST SECTION, FILED IN PLAT BOOK 4, AT PAGE 87, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, P.A., Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and the file

original with the Clerk within 30 days after the first publication of this notice in THE BUSINESS OBSERVER on or before 1/23/17 otherwise a default and a judgment may be entered against you for the relief demanded in the Com-

FIRST INSERTION

IMPORTANT In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact

the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654- , 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 19 day of December 2016.

Paula S. O'Neil, Ph.D.

Clerk & Comptroller As Clerk of said Court By: Ryan Ayers As Deputy Clerk

Greenspoon Marder, P.A. Default Department Attorneys for Plaintiff Trade Centre South, Suite 700

100 West Cypress Creek Road Fort Lauderdale, FL 33309 (34689.0423)BScott December 23, 30, 2016 16-03433P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700009 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that ROGER A OR CAROL A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1212294 Year of Issuance: June 1, 2013 Description of Property:

30-26-16-0260-00000-1480 TAHITIAN HOMES NO 3 PB 9 PG 54 LOT 148 OR 8868 PG 1814

Name (s) in which assessed: 4219 BADEN DRIVE LAND TRUST

BLACK POINT ASSETS INC TRUSTEE

All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER, 2016.

> Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

 $Dec.\ 23,\ 30,\ 2016;\ Jan.\ 6,\ 13,\ 2017$ 16-03394P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700005 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that ROGER A OR CAROL A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1207981 Year of Issuance: June 1, 2013 Description of Property:

32-24-16-0380-00000-509WGULF ISLAND BEACH TENNIS CLUB II A CONDOMINIUM PER OR 3300 PG 208 UNIT 509W & COMMON ELEMENTS OR

3374 PG 1261 Name (s) in which assessed: JUDY WIESE

All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

16-03390P

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED 201700023 (SENATE BILL NO. 163)

NOTICE IS HEREBY GIVEN, that ELEVENTH TALENT LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1202103 Year of Issuance: June 1, 2013 Description of Property:

09-26-21-0070-00000-0650 SANDALWOOD MOBILE HOME COMMUNITY PB 23 PGS 149-150 LOT 65 OR 1839 PG 1592 OR 3296 PG 1555 OR 4860 PG 1282 OR 6011 PG 1416 OR 6693 PG 271

Name (s) in which assessed: CORRAINE TURBACUSKI All of said property being in the County of Pasco. State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03408P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700027 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that

CAZENOVIA CREEK FUNDING I LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance. the description of the property, and the names in which it was assessed are as

follows: Certificate No. 1207890 Year of Issuance: June 1, 2013 Description of Property:

27-24-16-0050-00000-0250 CONNERS SUBDIVISION UNIT 2 PB 6 PG 133 LOTS 25,26 & 27 & NORTH 1/2 OF LOT 28 OR 7606 PG 290

Name (s) in which assessed: ALVIN PETERSON CARMEL PETERSON DONNA MASTERSON

MARILYN JEAN MOLENDA All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil CLERK & COMPTROLLER Deputy Clerk Dec. 23, 30, 2016; Jan. 6, 13, 2017

BY: Susannah Hennessy

16-03412P

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED 201700006 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that ROGER A OR CAROL A RASHID the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number

and year of issuance, the description of

the property, and the names in which it

was assessed are as follows: Certificate No. 1201144 Year of Issuance: June 1, 2013 Description of Property:

02-25-21-0000-00900-0040 WEST 170.00 FT OF THAT PART OF SOUTH 100.00 FT OF NORTH 690.50 FT OF NW1/4 OF SW1/4 LYING EAST OF HWY 301 OR 8625 PG 2136

Name (s) in which assessed: BRINKERHOFF 411 ASSOCIATES LLC DBR LEASE EXCHANGE LLC HARVEY SCHOLL ESQ.

All of said property being in the County of Pasco, State of Florida. Unless such certificate shall be

redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk $Dec.\ 23,\ 30,\ 2016;\ Jan.\ 6,\ 13,\ 2017$ 16-03391P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700014 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and

year of issuance, the description of the

property, and the names in which it was

assessed are as follows: Certificate No. 1204897 Year of Issuance: June 1, 2013

18-24-18-0010-00000-1351 HIGHLAND FOREST UNREC PLAT THE WEST 183.00 FT OF TRACT 135 DESC AS THE WEST 183.00 FT OF WEST 1/2 OF NE1/4 OF SW1/4 OF NE1/4 THE SOUTH 25 FT SUBJECT TO AN EASEMENT FOR RD R/W OR 4398 PG 1731

MICHAEL R SCHWEIGERT All of said property being in the County of Pasco, State of Florida.

sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00

2016.

CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

 $Dec.\ 23,\ 30,\ 2016;\ Jan.\ 6,\ 13,\ 2017$ 16-03399P

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED 201700012 (SENATE BILL NO. 163) NOTICE IS HEREBY GIVEN, that RMC TL 2013 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1202912 Year of Issuance: June 1, 2013 Description of Property:

04-24-20-0000-01500-0040 COM AT SE COR OF SEC TH ALG SOUTH LINE OF SE1/4 SEC N89DEG 32'46"W 1442.92 FT TH No1DEG 36'50"E 845.27 FT FOR POB TH N01DEG 36'50"E 523.05 FT TH N89DEG 43'45"E 411.61 FT TH S00DEG 27'17"W 522.81 FT TH S89DEG 43'45"W 422.19 FT TO POB TOGETHER WITH 1/8 UNDIVIDED INTEREST IN & TO LAKE ACCESS (TRACT A) DESC IN OR 4766 PG 64 & SUBJECT TO & TOGETHER INGRESS-EGRESS DRAINAGE & UTILITY EASEMENT (TRACT B) DESC IN OR 4766 PG 64 AKA TRACT 4 MIDDLE LAKE ESTATES CLASS IIIR UNREC SUB PER OR 4766 PG 40 OR 6839 PG 1611

Name (s) in which assessed: MELÁNIE S KING SAMUEL B BRIDGES

All of said property being in the County of Pasco, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder FOR CASH at the Clerk and Comptrollers Office 38053 Live Oak Ave, 2nd Floor on the 26th day of JANUARY, 2017 at 10:00 AM.

Dated this 12th day of DECEMBER, 2016.

Office of Paula S. O'Neil CLERK & COMPTROLLER BY: Susannah Hennessy Deputy Clerk

Dec. 23, 30, 2016; Jan. 6, 13, 2017 16-03397P

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

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

Case No. 2015-CA-000399-WS J-3 PARLAMENT FINANCIAL. INC. d/b/a PARLAMENT ROOFING & CONSTRUCTION. Plaintiff, vs.

STEVEN PAGE, BARBARA PAGE, and JOHN DOE(S) as unknown

tenant, **Defendants**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Construction Lien Foreclosure entered in this cause in the Circuit Court of Pasco County, Florida, the Clerk of this Court will sell the property situated in Pasco County Florida, described as:

LEGAL DESCRIPTION: Lot 357, The Lakes, Unit Three, according to the plat thereof as recorded in Plat Book 18, Page(s) 20-22, of the Public Records of $Pasco\ County,\ Florida.$

Parcel ID # 23-25-16-0070-00000-3570 PROPERTY ADDRESS: 9524

Richwood Ln., Port Richey, FL at public sale, to the highest and best bidder, for cash, at 11:00 a.m., on the 11th day of January, 2017, in an online sale at www.pasco.realforeclose.com.

ANY PERSON CLAIMING AN IN-TEREST 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 an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact $\,$ the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711.

Dated: December 16, 2016. DAVID S. DELRAHIM FBN: 66368 SPN: 3083867 ddelrahim@eflegal.com creeder@eflegal.com

721 First Avenue North St. Petersburg, FL 33701 Telephone: (727) 898-7210 Telefax: (727) 898-7218 Attorneys for Plaintiff 00513581-1 December 23, 30, 2016 16-03424P

ENGLANDER FISCHER

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA

CASE NO: 16-CC-2774 THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

THEODORA P. ORTIZ, ANDRES ORTIZ and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that.

pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as: Lot 545, THE OAKS AT RIVER RIDGE, UNIT THREE-B, accord-

ing to the plat thereof as recorded in Plat Book 32, Pages 100-102, of the Public Records of Pasco County, Florida. With the following street address: 10853 New Brighton Court, New Port Richey, Florida, 34654

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on February

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 the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev. 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.

PAULA S. O'NEIL CLERK OF THE CIRCUIT COURT Joseph R. Cianfrone (Joe@attorneyjoe.com) Bar Number 248525 Attorney for Plaintiff The Oaks at River

Ridge Homeowners Association, Inc. 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 December 23, 30, 2016 16-03443P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2016CA002573CAAXWS WELLS FARGO BANK, N.A., Plaintiff, VS. MONTRESSA CUNNINGHAM;

et al.. Defendant(s). TO: Felicia Cunningham Montressa Cunningham Last Known Residence: 10848 Rain Lily Pass, Land O Lakes, FL 34638

an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 19, BLOCK 2, SUNCOAST LAKES PHASE 2, AS PER PLAT

YOU ARE HEREBY NOTIFIED that

THEREOF: RECORDED IN PLAT BOOK 51, PAGE 14, 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 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before 1/23/2017 on Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief de-

manded 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 12/19/, 2016.

Paula S. O'Neil Ph D. Clerk & Comptroller As Clerk of the Court By: Ryan Ayers As Deputy Clerk

Plaintiff's attorney 1615 South Congress Avenue, Delray Beach, FL 33445 $(Phone\ Number: (561)\ 392\text{-}6391)$ 1113-752548B December 23, 30, 2016 16-03437P

ALDRIDGE | PITE, LLP

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY FLORIDA CIVIL DIVISION CASE NO. 16-1954 WILLIAM MORTGAGE CORPORATION

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIING BY OR THROUGH UNDER, OR AGAINST, FERDINAND AVANZINI, DECEASED; KAYLA WESTCOAT, ET AL

Defendant
NOTICE IS HEREBY GIVEN that, pursuant to Order of Final Judgment entered in this cause, in the Circuit Court of Pasco County, Florida, the Clerk of Court will sell the property situated in Pasco County, Florida, described as:

LOT 73, UNI-VILLE SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK PAGE 47, OF THE PUBLIC RECORDS OF Pasco County, Florida.

Property Address: 5413 Macarthur Ave, New Port Richey at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 a.m. on January 11,

2017 ANY PERSON CLAIMING AN IN-TEREST 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 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. Joseph N Perlman, Esquire Attorney for Plaintiff 1101 Belcher Rd S Unit B Largo, Fl 33771 FBN: 376663 Tel: 727 536 2711/fax 536 2714 Joe@PerlmanLawfirm.com

December 23, 30, 2016 16-03446P

Description of Property:

Name (s) in which assessed: ESTATE OF

Unless such certificate shall be redeemed according to law the property described in such certificate shall be

Dated this 12th day of DECEMBER,

Office of Paula S. O'Neil

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2014-CA-003609-CAAX-ES Sec. J5 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), PLAINTIFF, VS. ANGELINA DIAZ A/K/A

ANGELINA C. DIAZ, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 7, 2016 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on January 12, 2017, at 11:00 AM, at www.pasco.realforeclose.com for the following described

property: Lot 124, in Block 1, of Turtle Lakes, Unit Four, according to the Plat thereof, as recorded in Plat Book 20, at Page 83-84, 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.

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.

> By: Yacenda Hudson, Esq. FBN 714631

Gladstone Law Group, P.A. Attorney for Plaintiff 1499 W. Palmetto Park Road, Boca Raton, FL 33486 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email:

eservice@gladstonelawgroup.com Our Case #: 14-001629-FNMA-FST December 23, 30, 2016 16-03447P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 51-2016-CA-003547-WS NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.
ALICIA GLOVER, et al., Defendants.

To the following Defendant(s): TAMPA BAY REAL ESTATE INVEST-MENT GROUP, INC., 4726 B N. LOIS AVE, TAMPA, FL 33614

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 86, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 3, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 28, PAGE 77 THROUGH 82, 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 Brian Hummel, McCalla Raymer Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 1/23/17 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 19 day of December, 2016. Paula S. O'Neil, Ph.D.,

Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Ryan Ayers Deputy Clerk Brian Hummel

MCCALLA RAYMER PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 5263933 15-01045-3 December 23, 30, 2016

16-03434P

FIRST INSERTION

PASCO COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 51-2016-CA-003547-WS NATIONSTAR MORTGAGE LLC,

DENNIS J. KINGSLEY, et al.,

Defendants.

To: ALICIA GLOVER, 8818 POE DRIVE, HUDSON, FL 34667 UNKNOWN SPOUSE OF ALICIA GLOVER, 8818 POE DRIVE, HUD-SON, FL 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 86, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 3, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 28, PAGE 77 THROUGH 82, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Brian Hum-mel, McCalla Raymer Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 1/23/17 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 accom-modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa-

tion regarding transportation services. WITNESS my hand and seal of said Court on the 19 day of December, 2016. Paula S. O'Neil, Ph.D.,

Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Ryan Ayers Deputy Clerk Brian Hummel

MCCALLA RAYMER PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 5263914 15-01045-3

December 23, 30, 2016 16-03435P

FIRST INSERTION

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

2016CA002458CAAXES/J4 WELLS FARGO BANK, NA, Plaintiff, VS.

MORRIS B. DAVIS; et al.,

Defendant(s).TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignees, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against the Estate of Morris B. Davis a/k/a Morris Bernard Davis, Deceased Last Known Residence: Unknown

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

LOT 330 PLANTATION PALMS PHASE TWO-B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41 PAGE 125 THROUGH 127 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 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before JAN 23 2017

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 December 19, 2016. Paula S. O'Neil, Ph.D., Clerk & Comptroller As Clerk of the Court By: Gerald Salgado

As Deputy Clerk ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445

(Phone Number: (561) 392-6391) 1262-600B

December 23, 30, 2016 16-03436P

FIRST INSERTION

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

51-2015-CA-000383-CAAX-ES MORTGAGE LLC, Plaintiff, vs. ANTHONY GARCIA; KIECIA GARCIA, ET AL. **Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 21, 2016, and entered in Case No. 51-2015-CA-000383-CAAX-ES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. NATIONSTAR MORTGAGE LLC (hereafter "Plaintiff"), is Plaintiff and ANTHONY GARCIA; KIECIA GARCIA; MEADOW POINT III HO-MEOWNER'S ASSOCIATION, INC; MEADOW POINTE IV- A MASTER ASSOCIATION, INC; are Defendants. Paula S. O'Neil, Clerk of Court for PASCO, County Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realfore-close.com, at 11:00 a.m., on the 19TH day of JANUARY, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 47, MEADOW POINTE IV PARCEL "J", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 87, 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 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: 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

Morgan E. Long, Esq. Florida Bar #: 99026 Email: MLong@vanlawfl.com VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com FN2574-14NS/bs

December 23, 30, 2016 16-03425P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2016-CA-002452-CAAX-ES WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST

Plaintiff. vs. JENNY E. GEYMAYR A/K/A JENNY E. RODRIGUEZ, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2016-CA-002452-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, WILMING-TON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORT-GAGE ASSET LOAN TRUST 2015-1, Plaintiff, and, JENNY E. GEYMAYR A/K/A JENNY E. RODRIGUEZ, et. al., are Defendants, clerk Pauls S. O'Neal, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE. COM, at the hour of 11:00 A.M., on the 23rd day of January, 2017, the following

described property: LOT 9, TARA WOODS, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 15, PAGE(S)

132, 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 60 days after the sale.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provision of certain assistance. Please contact the Clerk of the Court's disability coordinator at PUBLIC INFORMA-TION DEPARTMENT, PASCO COUN-TY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654- , 727-847-8110. 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 19 day of Dec, 2016. By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 GREENSPOON MARDER, P.A.

TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

karissa.chin-duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com

32875.0946 December 23, 30, 2016

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

UCN: 512016CC001730CCAXWS CASE NO: 2016-CC-001730-WS SECTION: U

KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
SIMBALJEET BHINDER;

HERPREET SINGH-BHINDER; AND UNKNOWN TENANT(S),

Defendants. NOTICE IS HEREBY GIVEN that,

pursuant to the Final Judgment entered in this cause, in the County Court of asco County, Florida, Paula S. O'Neil, Clerk of Court, will sell all the property situated in Pasco County, Florida de-

Lot 568 KEY VISTA PHASE 4, according to the Plat thereof as recorded in Plat Book 45, Pages 1 through 13, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 2519 Big Pine Drive, Hol-

iday, FL 34691

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on January 12, 2017. IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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.

By BRANDON K. MULLIS, ESQ. FBN: 23217

MANKIN LAW GROUP Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com

2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559

December 23, 30, 2016 16-03430P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO .: 2013CA001641

U.S. BANK TRUST, N.A., ASTRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SANDRA L. WRIGHT A/K/A SANDRA LEE WRIGHT. DECEASED; ; et al.,

TO: Kyle L. Wright a/k/a Kyle Lee Wright

Last Known Residence: 10521 Camellia Drive, Port Richev, FL 34668

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

SHADOW RIDGE, UNIT 2, LOT 150. ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 18. PAGE 86. PUBLIC RECORDS OF PASCO COUN-

TY, 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 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before 1/23/2017 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 12/19/, 2016.

Paula S. O'Neil, Ph.D., Clerk & Comptroller As Clerk of the Court By: Ryan Ayers As Deputy Clerk

ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 (Phone Number: (561) 392-6391) 1092-8223B December 23, 30, 2016 16-03438P FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

Case #: 51-2015-003428-CA-WS DIVISION: J2

Nationstar Mortgage LLC Plaintiff. -vs.-Gary M. Woodall, Jr.; Beverly C. Woodall; Becky Woodall; Waters **Edge Single Family Homeowners** Association, Inc.; Waters Edge Master Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2015-003428-CA-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County. Florida, wherein Nationstar Mortgage LLC, Plaintiff and Gary M. Woodall, Jr. are defendant(s), I. Clerk of Court. Paula S. O'Neil, will sell to the highest

and best bidder for cash IN AN ON-

LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW. PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on January 11, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 640, OF WATERS EDGE THREE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE(S) 111 THROUGH 125, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

ANY PERSON CLAIMING AN IN-TEREST 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 the ADA Coordinator: 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431

(561) 998-6700 (561) 998-6707 15-290087 FC01 CXE December 23, 30, 2016 16-03449P FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA

CASE NO. 2016-CC-2720-WS TAHITIAN GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RICHARD J. DIGRAZIA and

ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that,

pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Unit E, Building 32, TAHITIAN GARDENS CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto and in accordance with the Declaration of Condominium of Tahitian Gardens dated April 18, 1966, recorded in Official Record Book 326, Page 509, and Plat Book 8, Pages 106-110, inclusive, and in accordance with Amendments to said Declaration of Condominium recorded in Official Record Book 535, Page 596; Official Record Book 893, Page 846; Official Record Book 934, Page 260; Official Record Book 980, Page 140; and Official Record Book 1038, Page 1902, all of the Public Records of Pasco County, Florida. With the following street address: 4349 Tahitian Gardens Circle, #E, Holiday, Florida 34691.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on January 11, 2017.

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 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 16th day of December,

2016. PAULA S. O'NEIL CLERK OF THE CIRCUIT COURT Joseph R. Cianfrone

(Joe@attorneyjoe.com) Bar Number 248525 Attorney for Plaintiff Tahitian Gardens Condominium Association, Inc. 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100

December 23, 30, 2016

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NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT

OF THE SIXTH JUDICIAL

CIRCUIT IN AND FOR PASCO

COUNTY, FLORIDA

CASE NO.:

2012-CA-004786

CATHERINE D. NA.JARIAN:

CATHERINE D. NAJARIAN;

#2; ALL OTHER UNKNOWN

BY, THROUGH, UNDER,

AND AGAINST A NAMED

PARTIES MAY CLAIM AN

DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

Defendant(s).

DUPREE LAKES HOMEOWNERS

ASSOCIATION, INC.; UNKNOWN

TENANT #1; UNKNOWN TENANT

PARTIES CLAIMING INTERESTS

DEFENDANT(S) WHO ARE NOT

WHETHER SAME UNKNOWN

KNOWN TO BE DEAD OR ALIVE,

INTEREST AS SPOUSES, HEIRS,

NOTICE IS HEREBY GIVEN pursu-

ant to a Uniform Final Judgment of Foreclosure dated December 5, 2016,

entered in Civil Case No.: 2012-CA-

004786 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco

County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIA-

UNKNOWN SPOUSE OF

FIRST INSERTION

TION, Plaintiff, and CATHERINE D. NAJARIAN; DUPREE LAKES HO-MEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A TERRY MICHAELIS; UNKNOWN TENANT #2 N/K/A JANE DOE; ALL OTHER UNKNOWN PAR-FEDERAL NATIONAL MORTGAGE ASSOCIATION, TIES CLAIMING INTERESTS BY. THROUGH, UNDER, AND AGAINST A NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, are Defendants. PAULA S. O'NEIL, The Clerk of the

Circuit Court, will sell to the highest bidder for cash, www.pasco.realforeclose.com, at 11:00 AM, on the 13th day of March, 2017, the following described real property as set forth in said Final

Summary Judgment, to wit:

LOT 77, BLOCK 3, DUPREE

LAKES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGES 15 TO 31, INCLUSIVE, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

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 60 days after the sale. If you fail to file a claim you will not be entitled

to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the sur-

PASCO COUNTY

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

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: December 14, 2016 By: Elisabeth Porter Florida Bar No.: 645648. Attorney for Plaintiff: Brian L. Rosaler, Esquire

1701 West Hillsboro Boulevard Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 16-43984

Popkin & Rosaler, P.A.

December 23, 30, 2016 16-03417P

FIRST INSERTION

KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Paula S. O'Neil, Ph.D. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 11, 2017 at 11:00 AM the following described real property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 39, SEVEN OAKS PARCEL S-7B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 74. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

ANY PERSON CLAIMING AN IN-TEREST 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. IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceed-

ing, 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 14 day of December, 2016. By: Susan Sparks - FBN 33626 for Susan W. Findley, Esq. FBN: 160600 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue

Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965

1221-13435B December 23, 30, 2016 16-03419P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 51 2014 CA 004635 ES U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs.

KAYE TOMLIN et al,

Defendant(s).NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 12 September, 2016, and entered in Case No. 51 2014 CA 004635 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, is the Plaintiff and Kaye Tomlin a/k/a Kaye Gwindale Tomlin, Paul Schaper Roofing, Inc., Rodney Tomlin a/k/a Rodney Clay Tomlin, Sharon Sampson a/k/a Sharon Arnold Sampson, Terrie Arnold, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 18th of January, 2017, the following described property as set forth in said Final Judgment of

Foreclosure: LOT 13, LAKE GEORGE MAN-OR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 77, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA. 15131 JEANIE LN, DADE CITY,

FL 33523 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 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 in Hillsborough County, Florida this 16th day of December, 2016.

Kari Martin, Esq. FL Bar # 92862

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR-14-164590 December 23, 30, 2016 16-03423P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2016-CA-003432-CAAX-ES/J1 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANCES THORNTON AKA FRANCES INELL THORNTON.

DECEASED, et al., **Defendants**TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGN-EES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANCES THORN-TON AKA FRANCES INELL THORN-TON, DECEASED 37216 RUTLEDGE DRIVE

ZEPHYRHILLS, FL 33541 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Pasco County, Florida: THE WEST 100.00 FEET OF LOT 82, FORT KING ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 6, PAGE 109, OF THE PUBLIC RECORDS OF PASCO COUN-

TY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, P.A., Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and the file original with the Clerk within 30 days after the first publication of this notice

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2015CA003403CAAXES

WELLS FARGO BANK, NATIONAL

LOAN TRUST, SERIES 2006-OPT1,

ASSET BACKED PASS-THROUGH

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or

Final Judgment. Final Judgment was

awarded on November 14, 2016 in Civil

Case No. 2015CA003403CAAXES,

of the Circuit Court of the SIXTH Ju-

dicial Circuit in and for Pasco County,

Florida, wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION,

AS TRUSTEE FOR CARRINGTON

MORTGAGE LOAN TRUST, SERIES

2006-OPT1, ASSET BACKED PASS-

THROUGH CERTIFICATES, SERIES

2006-OPT1 is the Plaintiff, and TIMO-

THY LEGGETT; HUNTINGTON LT,

A BUSINESS TRUST; UNKNOWN SPOUSE OF TIMOTHY LEGGETT

N/K/A SHANNEL LEGGETT; SEVEN

OAKS PROPERTY OWNERS' ASSO-

CIATION, INC; ANY AND ALL UN-

ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE

CERTIFICATES, SERIES

TIMOTHY LEGGETT; et al.,

2006-OPT1,

Plaintiff, VS.

Defendant(s).

in THE BUSINESS OBSERVER on or before JAN 23 2017 otherwise a default and a judgment may be entered against you for the relief demanded in the Com-

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654- , 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System. WITNESS MY HAND AND SEAL

OF SAID COURT on this 19th day of December 2016.

PAULA S. O'NEIL As Clerk of said Court By: Gerald Salgado As Deputy Clerk

Greenspoon Marder, P.A. Default Department Attorneys for Plaintiff Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 (33585.2032)BScott

December 23, 30, 2016 16-03432P

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2009-CA-006524

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WMALT 2006-AR6 TRUST, Plaintiff v.

MAURICE MICHAEL MERCIER; ET. AL., Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 14, 2016, and the Agreed Order to Cancel and Reschedule Foreclosure Sale Set for December 15, 2016, dated December 12, 2016, in the above-styled cause, the Clerk of Circuit Court, Paula S. O'Neil.

shall sell the subject property at public sale on the 11th day of January, 2016, at 11:00 AM, to the highest and best bidder for cash, at www.pasco.realforeclose.com for the following described property: LOT 2, BLOCK 1, E.A. WICK'S SUNSET POINT SUBDIVISION, CITY OF NEW PORT RICHEY, ACCORDING TO THE MAP OR

PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 37, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND

LOT 2-A, SUNSET POINT AD-DITION, NO. 3, CITY OF PORT RICHEY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 68, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5545 MANA-TEĒ PÕINT DRIVE, 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 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 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: December 16, 2016.

Kristen M. Crescenti, Esquire

Florida Bar No.: 0107211 kcrescenti@pearsonbitman.com PEARSON BITMAN LLP 485 N. Keller Rd.

Suite 401 Maitland, Florida 32751 Telephone: (407) 647-0090 Facsimile: (407) 647-0092 Attorney for Plaintiff December 23, 30, 2016 16-03422P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION

CASE NO .:

512014CA002604CAAXES NATIONSTAR MORTGAGE LLC, NAPAWA LLC, AS TRUSTEE UNDER A TRUST AGREEMENT AND KNOWN AS TRUST NO. 3004. DATED DECEMBER 3, 2012.

et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 14, 2016, and entered in Case No. 512014CA-002604CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Mortgage Electronic Registration System Inc., Napawa LLC, As Trustee Under A Trust Agreement and Known as Trust No. 3004, Dated December 3, 2012, Suntrust Bank, N.A., The Unknown Beneficiaries Of Napawa, LLC The Trust Agreement Known as Trust No. 3004 Dated December 3, 2012, Unknown Tenant(s), And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 18th of January, 2017, the following described property as set forth in said Final Judgment of

Foreclosure: LOT 1 BLOCK 5 FOX RIDGE

PLAT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15 PAGES 118 TO 128 INCLISIVE OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA 3004 FOXWOOD BLVD, WES-

LEY CHAPEL, FL 33543 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 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 Richev 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 transpor-Dated in Hillsborough County, Flori-

da this 16th day of December, 2016. Brittany Gramsky, Esq. FL Bar # 95589

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR-15-192768

December 23, 30, 2016 16-03445P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CASE No.: 2015-CA-002618 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES. SERIES 2006-CB4;

Plaintiff, vs. CORRINE HAUGE-SASSATELLI A/K/A CORRINE SASSATELLI,

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 14, 2016, and entered in Case No. 2015-CA-002618 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB4, is Plaintiff, and CORRINE HAUGE-SASSATELLI A/K/A CORRINE SAS-SATELLI, ET AL., are the Defendants, the Office of Paula S. O'Neil, Pasco County Clerk of the Court will sell to the highest and best bidder for cash via online auction at www.pasco.realforeclose. com at 11:00 A.M. on the 16th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOT 1441, TAHITIAN DEVELOPMENT SUBDIVISION, UNIT FOUR ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 143,

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 2106 Har-

rison Drive, Holiday, Florida 34691 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds 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 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 19th day of December, 2016.

December 23, 30, 2016

FBN: 081974 Clarfield, Okon, Salomone & Pincus, P.L. 500 S. Australian Avenue, Suite 730 West Palm Beach, FL 33401 Telephone: (561) 713-1400 Facsimile: (561) 713-1401 Email: pleadings@cosplaw.com

By: Jared Lindsey, Esq.

16-03431P

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. 2015CA003550CAAXWS

WELLS FARGO BANK, N.A. Plaintiff, vs. Elizabeth Maffeo Grosser A/K/A Elizabeth Grosser A/K/A Elizabeth Rita Maffeo a/k/a Elizabeth M. Grosser a/k/a Elizabeth R. Maffeo a/k/a Elizabeth M. Maffeo a/k/a Elizabeth Messina: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Alexander Paul Grosser a/k/a Alexander P. Grosser a/k/a Alexander Grosser, Deceased; Jason Paul Grosser a/k/a Jason Grosser

Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and all other parties claiming an interest by, through, under or against the Estate of Alexander Paul Grosser a/k/a Alexander P. Grosser a/k/a Alexander Grosser Last Known Address: Unknown

a/k/a Jason P. Grosser

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

LOT 342, SEA RANCH ON THE GULF, SEVENTH ADDI-TION, ACCORDING TO MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 10, PAGE 5. 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 Julie Anthousis, Esquire, Brock & Scott, PLLC., the

Plaintiff's attorney whose address is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL. 33309, within thirty (30) days of the first date of publication on or before 1-23-17, 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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev, 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 Dec. 15 2016.

Paula S. O'Neil, Ph.D., Clerk & Comptroller As Clerk of the Court By Denise Allie As Deputy Clerk Julie Anthousis, Esquire

Brock & Scott, PLLC. the Plaintiff's attorney 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL. 33309 File # 15-F08643 December 23, 30, 2016 16-03439P

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice of Public Sale NOTICE IS HEREBY GIVEN in accordance with Florida Statues- Self Storage Act, a sale will be held on January 3, 2017 for Storage Stations at http:// www.storagestuff.bid. Bidding to begin online at 10:00AM to satisfy a self-storage lien for the following units containing general household goods and other personal property:

A17 Maria Grasso A40 Steve Gourley A41 Saul Saldivar A44 Linda Savageau A45 Linda Savageau C33 Dale Cook

All sales are final. Storage Stations reserves the right to withdraw any unit from the sale or refuse any offer of bid. All spaces may not be available for sale. ALL SALES FINAL - CASH ONLY for all sales.

Storage Stations 8003 Washington Street Port Richey, Florida 34668 16-03359P December 16, 23, 2016

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Court, Court of Pasco County, Florida on the 29th day of July, 2016, in the cause wherein USF Federal Credit. Union, was Plaintiff, and Patricia Taylor and John M Taylor, was Defendant, being case number 2013CC0105ES in

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Patricia Taylor and John M Taylor, in and to the following described property, to wit:

2013 Dodge Ram Crew Pickup

VIN# 1C6RR6GG5DS597585 I shall offer this property for sale "AS IS" on December 28, 2016, at 10:00 A.M. or as soon thereafter as possible. at Reliance Auto Center at 13849 US 98 By-pass in Dade City, Fl 33525 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 execu-

> CHRIS NOCCO, as Sheriff Pasco County, Florida By: Dep. Dave Robarts - Deputy Sheriff

PO Box 800 Tampa, Fl 33601 $December\ 2,\ 9,\ 16,\ 23,\ 2016$ 16-03265P

Kass Shuler PA

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

> Division J IN RE: ESTATE OF RITA V. BASTIEN Deceased.

File No. 512016CP000912CPA

The administration of the estate of Rita V. Bastien, deceased, whose date of death was June 3, 2016, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richev, FL 34652. The names and addresses of the personal representative and the personal representative's attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 December 16, 2016.

Personal Representative: Denise R. Gogola 7247 Oelsner Street

New Port Richey, Florida 34652 Attorney for Personal Representative: Dionne M. Blaesing, Esq. Attorney for PR Florida Bar Number: 0022470 5318 Lemon Street NEW PORT RICHEY, FL 34652 Telephone: (727) 992-9114

dmblaesingservice@gmail.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512016CP000629CPAXWS Division: West Side

IN RE: ESTATE OF JEFFREY CARL REMMEL, a/k/a JEFFREY C REMMEL, Deceased.

The administration of the estate of Jeffrey Carl Remmel, deceased, whose date of death was September 5, 2015, 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is December 16, 2016.

Personal Representative: Cathy Remmel

7604 Monterey Avenue New Port Richey, Florida 34653 Attorney for Personal Representative: Joseph Clay Meux, Jr. Florida Bar Number: 041114 ROGERS TOWERS, P.A. 1301 Riverplace Boulevard, Suite 1500 Jacksonville, Florida 32207 Telephone: (904) 398-3911 Facsimile: (904) 396-0663 E-Mail: CMeux@rtlaw.com December 16, 23, 2016 16-03346P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-16-CP-1584-WS Section: I

IN RE: ESTATE OF TERESA A. RAWLINGS aka TERESA ANNE RAWLINGS, Deceased.

The administration of the estate of Teresa A. Rawlings aka Teresa Anne Rawlings, deceased, whose date of death was October 21, 2016, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County. Florida, Probate Division, the address of which is 7530 Little Road, New Port Richev, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO 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 PUBLICA-TION OF THIS NOTICE IS December 16, 2016.

Personal Representative: Eileen Davidson

5012 Greenbrook Lane Lakeland, Florida 33811 Attorney for Personal Representative: David C. Gilmore, Esq. 7620 Massachusetts Avenue New Port Richey, FL 34653 ${\rm dcg} @ {\rm davidgilmorelaw.com}$

FBN 323111 December 16, 23, 2016 16-03380P

NOTICE OF ACTION

(727) 849-2296

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-16-CP-1368-CPAX-WS

Division I IN RE: ESTATE OF ROBERT ALAN SCHECHTER A/K/A ROBERT A. SCHECHTER A/K/A ROBERT SCHECHTER

Deceased.

The administration of the estate of ROBERT ALAN SCHECHTER A/K/A ROBERT A. SCHECHTER A/K/A ROBERT SCHECHTER, deceased, whose date of death was September 10, 2016, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 December 16, 2016.

Personal Representative: RICHARD M. SCHECHTER P.O. BOX 3472

WILLIAMSPORT, Pennsylvania 17701 Attorney for Personal Representative: N. Michael Kouskoutis, Esq. Florida Bar Number: 883591 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 937-5453 E-Mail: nmk@nmklaw.com Secondary E-Mail: transcribe123@gmail.com December 16, 23, 2016 16-03361P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2014-CA-003324 ES/J4 TRUST MORTGAGE, LLC

Plaintiff, vs. ELIZABETH R. CLAYTON, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Ex-parte Motion to Reschedule Foreclosure Sale dated November 28, 2016 and Final Judgment of Foreclosure dated October 13, 2015 and entered in Case No. 2014-CA-003324 ES/J4 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Trust Mortgage, LLC, is Plaintiff, and Elizabeth R. Clayton is the Defendant, the Clerk of Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com. At 11:00 a.m. on January 5, 2017, the following described property as set forth in said

Final Judgment, to wit: LOT 61, BLOCK 15, IVY LAKE ESTATES PARCEL TWO PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 37-39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 16745 FAIRBOLT WAY, ODESSA, FLORIDA 33556. A PERSON CLAIMING AN INTER-

EST 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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

DATED this 7th day of December

BY: Anya Freeman FBN: 0113284

ANYA FREEMAN, P.A 975 N Miami Beach Blvd, Suite 109 North Miami Beach, FL 33162 Tel: 954-393-1333 Fax: 305-503-9370 Designated Service Email: af@anyafreeman.com December 16, 23, 2016 16-03351P

SECOND INSERTION

December 16, 23, 2016 16-03360P

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION Case #: 51-2014-CA-004464-ES DIVISION: J1

Green Tree Servicing LLC Plaintiff, -vs.-Gregory Charles Gude a/k/a Gregory C. Gude a/k/a Gregory D. Gude; Bobbi Ann Martino-Gude a/k/a Bobbi Ann Martino a/k/a Bobbi Ann Gude a/k/a Bobbi A. Gude; Unknown Spouse of Gregory Charles Gude a/k/a Gregory C. Gude a/k/a Gregory D. Gude; Unknown Spouse of Bobbi Ann Martino-Gude a/k/a Bobbi Ann Martino a/k/a Bobbi Ann Gude a/k/a Bobbi A. Gude; Vanessa Engel Gude a/k/a Vanessa James Engel a/k/a Vanessa Engel Hilton a/k/a Vanessa Ingel Hilton a/k/a Vanessa E. Gude a/k/a Vanessa Gude; Bank of America, National Association; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse. Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not

known to be dead or alive, whether

said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Defendant(s).

to order rescheduling fore closure sale or $\,$ Final Judgment, entered in Civil Case No. 51-2014-CA-004464-ES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Green Tree Servicing LLC, Plaintiff and Gregory Charles Gude a/k/a Gregory C. Gude a/k/a Gregory D. Gude and Bobbi Ann Martino-Gude a/k/a Bobbi Ann Martino a/k/a Bobbi Ann Gude a/k/a Bobbi A. Gude are defendant(s), I, Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE WWW.PASCO.REALFORECLOSE COM, AT 11:00 A.M. on January 12, 2017, the following described property as set forth in said Final Judgment, to-wit: THE NORTH 1/2 OF THE

FOLLOWING DESCRIBED LANDS, TO WIT: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, THENCE RUN EAST 335.8 FEET, THENCE RUN SOUTH 600 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 200 FEET, THENCE

RUN WEST 142.12 FEET,

THENCE RUN NORTH 200

FEET, THENCE RUN EAST

142.30 FEET TO THE POINT OF BEGINNING. SAME BE-ING KNOWN AS LOT "T", OF THE UNRECORDED PLAT OF NOTICE IS HEREBY GIVEN pursuant SOUTH CLINTON HEIGHTS SUBDIVISION, PASCO COUN-TY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 the ADA Coordinator:14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360

Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707

13-267981 FC01 GRT 16-03384P December 16, 23, 2016

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2016-CA-002890-ES/J1 NATIONSTAR MORTGAGE LLC,

THE UNKNOWN HEIRS DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BONNIE J. MONK A/K/A BONNIE JEAN MON F/K/A BONNIE JEAN RANNEY F/K/A BONNIE JEAN LECLEAR. DECEASED, et al,

To: THE UNKNOWN HEIRS DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, BONNIE J. MONK A/K/A BONNIE JEAN MON F/K/A BON-NIE JEAN RANNEY F/K/A BONNIE JEAN LECLEAR, DECEASED Last Known Address: Unknown

Current Address: Unknown ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS

Last Known Address: Unknown

SECOND INSERTION

Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following $\,$

property in Pasco County, Florida: TRACT 171, LEISURE HILLS SUBDIVISION, CORDED, BEING FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PAS-CO COUNTY, FLORIDA; LESS THE WESTERLY 25.0 FEET THEREOF FOR ROADWAY PURPOSES.

TOGETHER WITH A MO-BILE HOME AS A PERMA-NENT FIXTURE AND AP-PURTENANCE THERETO, DESCRIBED AS: A 1983 GLENHILL ROAD MACHIN-A 1983 ERY DOUBLEWIDE MOBILE HOME BEARING FICATION NUMBER(S) FL-FL2AD227904765 AND FL-FL2BD227904765 AND TITLE NUMBER(S) 41614834 AND 41614894

SPRING HILL, FL 34610

A/K/A 17704 DRAYTON ST,

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before JAN 17 2017 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.

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

**See the Americans with Disabilities

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

for information regarding transportation services. WITNESS my hand and the seal of this court on this 13th day of December,

local public transportation providers

Paula S. O'Neil, Ph.D., Clerk & Comptroller Clerk of the Circuit Court By: Gerald Salgado Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 16-016354

December 16, 23, 2016 16-03373P

GAL NOTICE **BUSINESS OBSERVER**

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

FOURTH INSERTION

PASCO COUNTY

NOTICE OF ACTION -CAPITAL ONE BANK, and CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT ASSOCIATION INC.; OF THE SIXTH JUDICIAL Defendants, CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA STATE OF FLORIDA COUNTY OF PASCO CIVIL DIVISION

HAHREAL PROPERTIES LLC; Plaintiff, vs. THE ESTATE OF JAN ROSE WEBER now known as DEREK M. WEBER; SUNTRUST BANK;

Case No: 16-CA-2475 Division: Y

EAGLESWOOD CONDOMINIUM

TO: THE ESTATE OF JAN ROSE WEBER now known as DEREK M. WEBER,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendant, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an

action to Quiet Title on the following real

property located in Pasco County, Florida: Unit D, Building 1247, EAGLES-WOOD PHASE 4, A Condominium, as described in the Declaration of Condominium recorded in Official Records Book 1627, Page 1093, and all subsequent amendments, according to the Condominium Plat Book 3, Pages 68-70, of the Public Records

of Pasco County, Florida, along with all the common elements appurtenant thereto.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE, Plaintiff's attorney, whose address is Law Office Grant D. Whitworth 14502 N Dale Mabry Hwy, #200, Tampa, Fl., 33618, on or before JAN 03 2017 (no later than 30 days from the date of the first publication of this notice of action) 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

ANY PERSON WITH A DISABIL-ITY REQUIRING REASONABLE ACCOMMODATIONS SHOULD CALL Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 (727) 847-8110 (voice) in New Port Richey (352) 521-8274, Ext. 8110 (voice) in Dade City If hearing impaired dial 711. NO LATER THAN SEVEN (7) DAYS PRIOR TO ANY PROCEEDINGS.

Done on this NOV 29 2017 Paula S. O'Neil, Ph.D., Clerk & Comptroller Gerald Salgado Clerk of Court, Pasco

By, Natalia Ouellette, Esq. Attorney for Plaintiff Law Office Grand D. Whitworth 14502 N Dale Mabry Hwy., Tampa, FL, 33618

(813) 72842-6664 Florida Bar No. 68905 Natalia@wtg1.com L 1068

Dec. 2, 9, 16, 23, 2016 16-03291P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2014CA003895CAAXES WELLS FARGO BANK, NA, Plaintiff, VS.

LYNN E. NICHOLS; PENNY L NICHOLS; et al.,

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 23, 2016 in Civil Case No. 2014CA003895CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WELLS FARGO BANK, NA

is the Plaintiff, and LYNN E. NICH-OLS; PENNY L NICHOLS; LAKE PADGETT ESTATES PROPERTY OWNERS ASSOCIATION, INC.; UN-KNOWN TENANT 1 N/K/A TREVOR NICHOLS; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Paula S. O'Neil, Ph.D. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 5, 2017 at 11:00 AM the following described real property as set forth in said Final Judgment, to wit:

LOT 526, UNRECORDED PLAT OF LAKE PADGETT ES-TATES EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN 977.85 FEET SOUTH AND 2308.90 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PAS-CO COUNTY, FLORIDA; RUN ON AN ARC TO THE LEFT 13.50 FEET, CHORD EQUALS 13.49 FEET CHORD BEARING

EQUALS NORTH 43°32'53" THENCE NORTH 39°40'53" EAST, 76.54 FEET; THENCE SOUTH 50°19'07" EAST, 135.0 FEET; THENCE SOUTH 39°40'53" WEST, 90.0 FEET; THENCE NORTH 50°19'07" WEST, 135.91 FEET TO THE POINT OF BEGIN-NING.

ANY PERSON CLAIMING AN IN-TEREST 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.

IMPORTANT AMERICANS WITH DISABILI-

TIES 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: 727.847.8110 (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 transporta-

Dated this 9 day of December, 2016. By: Susan W. Findley, Esq. FBN: 160600 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue

Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 1113-751360B

December 16, 23, 2016 16-03369P

SECOND INSERTION

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

CASE NO .: 2016-CA-000048 ES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-MH1,

Plaintiff, -vs.-LYDIA COUILLARD, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 5, 2016 in the above action, Paula S. O'Neil, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on March 13, 2017, at 11:00 a.m., at www.pasco. realforeclose.com for the following de-

scribed property:
TRACT 186, OF THE UNRE-CORDED PLAT OF LEISURE HILLS SUBDIVISION, AS FURTHER DESCRIBED: THE NORTH 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE WESTERN 25 FEET THEREOF FOR ROADWAY PURPOSES. TOGETHER WITH THAT CERTAIN 2004 CHAM-PION/RE2202 MANUFAC-TURED HOME WITH SERIAL #FLHMBCH220249798A/B (76

PROPERTY ADDRESS: 18138

DRAYTON ST., SPRING HILL,

FL 34610 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 (V) in New Port Richey or 352-521-4274, extension 8110 (V) 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. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing

Galina Boytchev, Esq. FBN: 47008

Pheterson & Bleau PL Attorney for Plaintiff 4420 Beacon Circle West Palm Beach, FL 33407 Tel: (561) 842-3000 Fax: (561) 842-3626 Email: foreclosure service@ward damon.comWD File # 6729-2-2035 December 16, 23, 2016 16-03364P

Ward, Damon, Posner,

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.: 51-2014-CA-003676WS NATIONSTAR MORTGAGE LLC.

Plaintiff, vs. JUDY H. VEGA AKA JUDY VEGA, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 5, 2016, and entered in Case No. 51-2014-CA-003676WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Judy H. Vega a/k/a Judy Vega, Thomas R. Vega a/k/a Thomas Vega, SunTrust Bank, The Reserve at Golden Acres Homeowners Association, Inc., And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco. realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 4th day of January, 2017, the

in an art day of santaly, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, THE RESERVE AT GOLDEN ACRES PHASE 1, AS PER PLAT THEREOF, RECORD-ED IN PLAT BOOK 35, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PASCO COUNTY,

A/K/A 11538 LAKEVIEW DR, NEW PORT RICHEY, FL 34654 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 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

Dated in Hillsborough County, Florida this 13th day of December, 2016. Brian Gilbert, Esq. FL Bar # 116697

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR - 14-140079

December 16, 23, 2016 16-03377P

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.

51-2014-CA-002136-XXXX-ES U.S. BANK N.A., SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES

Plaintiff, vs. JAMES GARRITY; JOY GARRITY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT

PROPERTY: Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 9, 2016, and entered in Case No. 51-2014-CA-002136-XXXX-ES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK N.A., SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2005-1 is Plaintiff and JAMES GARRITY; JOY GARRITY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. PAULAS. O'NEIL, 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 the 9 day of

January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOTS 9 AND 10, BLOCK 53 CITY OF ZEPHYRHILLS, AS PER PLAT THEREOF RECORD-ED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A 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.

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 13 day of December, 2016. By: Sheree Edwards, Esq. Fla. Bar No.: 0011344

Submitted by: Kahane & Associates, P.A 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahane and associates.comFile No.: 13-07555 SPS

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 2016CA003096CAAXES/J1 WELLS FARGO BANK, N.A., Plaintiff, vs. LINDA S BODRIE, et al, Defendant(s). To: MICHAEL L BODRIE

Last Known Address: 10351 US Highway 301 Dade City, FL 33525 Current Address: Unknown ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

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:

THE SOUTH 1/2 OF THE SOUTH 330 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 IN SECTION 15 TOWN-SHIP 25 SOUTH RANGE 21 EAST PASCO COUNTY, FLOR-IDA

A/K/A 10351 US HIGHWAY 301, DADE CITY, FL 33525 has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before JAN 17 2017 service on Plain-

tiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a

week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities

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

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 hear-

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon re-ceiving this notification if the time before the scheduled appearance is less

portation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation ser-

WITNESS my hand and the seal of this court on this 13th day of December,

> Paula S. O'Neil, Ph. D. Clerk & Comptroller Clerk of the Circuit Court By: Gerald Salgado Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 16-023735

ing impaired.

than seven days.

The court does not provide trans-

December 16, 23, 2016 16-03372P

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2015-CA-002526-ES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3. Plaintiff, vs.

STEPHANIE M. PLUMMER A/K/A STEPHANIE M. KNIGHT, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure date the 20th day of July, 2016, and entered in Case No.: 2015-CA-002526-ES, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County. Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3, is the Plaintiff and STEPHANIE M. PLUMMER A/K/A STEPHANIE M. KNIGHT; WILLIAM KNIGHT III; RONALD D. PLUMMER; PATRICIA A. PLUMMER; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIMORT-GAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, are defendants, Paula S. O'Neil of this Court shall sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 3rd day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 2, OF TYSON

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 109, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA

Property Address: 6208 11th STREET, 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 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. 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.

Dated this 7 day of December, 2016. By: Orlando DeLuca, Esq. Bar Number: 719501

DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 15-00797-F December 16, 23, 2016 16-03347P

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.: 51-2016-CA-001371WS THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2002-C,

Plaintiff, vs. STARBIRD, THOMAS et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dat-ed September 14th, 2016, and entered in Case No. 51-2016-CA-001371WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2002-C, is the Plaintiff and CitiBank, National Association, as successor in interest to CitiBank (South Dakota), N.A., Michele Starbird a/k/a Michele R. Starbird a/k/a Michele Renee Demint, Regions Bank, as successor in interest to AmSouth Bank, Thomas G. Starbird a/k/a Thomas Starbird a/k/a Thomas Gene Starbird, Jr. a/k/a Thomas G. Starbird, Jr., Unifund CCR. LLC, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose. com in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 16th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure: LOT 334, EMBASSY HILLS

UNIT 2-A, ACCORDING TO THE MAP OR PLAT THEREOF,

AS RECORDED IN PLAT BOOK 11, PAGE 121, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 7030 FLAGGER DR, PORT RICHEY, FL 34668

December 16, 23, 2016 16-03382P

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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please

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

Dated in Hillsborough County, Florida this 13th day of December, 2016. Brittany Gramsky, Esq. FL Bar # 95589

transportation services.

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH-15-204295 December 16, 23, 2016 16-03379P

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.: 51-2013-CA-000663-ES WELLS FARGO BANK, N.A,

Plaintiff, vs. WARKENTHIEN, WILLIAM et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 30th, 2016, and entered in Case No. 51-2013-CA-000663-ES 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 Ballantrae Homeowners Association, Inc., Pamela Warkenthien, William Warkenthien, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com in Pasco County Florida, Pasco County Florida, at 11:00 AM on the 9th day of January, 2017, the following described property

Foreclosure: LOT 9, BLOCK 2 OF BALLAN-TRAE VILLAGE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE(S) 65 THROUGH 73. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA 17922 GLENAPP DR. LAND O LAKES, FL 34638-7830

as set forth in said Final Judgment of

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 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 Richev, 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 in Hillsborough County, Florida, this 7th day of December, 2016. Christopher Lindhart, Esq.

FL Bar # 28046 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com

AH-015392F01 December 16, 23, 2016 16-03349P

SECOND INSERTION

PASCO COUNTY

NOTICE OF SALE Pursuant to Chapter 45 IN THE CIRCUIT COURT sixty (60) Days after the sale.

AMERICANS WITH DISABILI-OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 512016CA002131CAAXWS The Verandahs at Pasco Community Association, Inc., a Florida Non **Profit Corporation,** Plaintiff, v.

Jesus Diaz and Marilisse Diaz,

Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated December 5, 2016 and entered in Case No. 512016CA-002131CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein The Verandahs at Pasco Community Association, Inc., is Plaintiff, and Jesus Diaz and Marilisse Diaz, is the Defendant, the Clerk of Court will sell to the highest and best bidder for cash on www.pasco. realforeclose.com at 11:00 o'clock A.M. on the 5th day of January, 2017, the following described property as set forth in said Order of Final Judgment to wit:

LOT 490, VERANDAHS, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Address: 12545 Property Saulston Place, Hudson, FL 34669.

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

TIES ACT ASSISTANCE 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 Richev, 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 12th day of December, 2016.

ASSOCIATION LAW GROUP, P.L. Attorney for the Plaintiff By: David W. Krempa, Esq. Florida Bar No. 59139

Primary Email: dkrempa@algpl.com Secondary Email: filings@algpl.com Association Law Group, P.L. Post Office Box 311059 Miami, Florida 33231 Phone: (305) 938-6922

Fax: (305) 938-6914 December 16, 23, 2016 16-03365P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

Case #: 51-2012-CA-000088-ES (J4) DIVISION: J4 The Bank of New York Mellon as Trustee for CHL Mortgage Pass-Through Trust 2006-HYB5 Plaintiff, -vs.-

CQB 2010 LLC, a New Mexico Limited Liability Company, as Trustee under Trust No. 1535 dated June 05,2011; Christopher Joseph Ansley; Mortgage Electronic Registration Systems, Inc. as Nominee for Quicken Loans Inc.; Lee Kearney; Carpenters Run Homeowners' Association, Inc.; Unknown Parties in Possession #1; Unknown Parties in Possession #2 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2012-CA-000088-ES (J4) of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein The Bank of New York Mellon as Trustee for CHL Mortgage Pass-Through Trust 2006-HYB5, Plaintiff and CQB 2010 LLC, a New Mexico Limited Liability Company, as Trustee under Trust No. 1535 dated June 05,2011 are defendant(s), I, Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE. COM, AT 11:00 A.M. on January 12,

2017, the following described property as set forth in said Final Judgment, to-

LOT 108, CARPENTER'S RUN PHASE II, ACCORDING TO THE MAP, OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 25, PAGE 97 THROUGH 100, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 the ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 11-222722 FC01 PHH

December 16, 23, 2016 16-03383P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 51-2016-CA-000959ES WELLS FARGO BANK, N.A.

DANIEL WRIGHT A/K/A DANIEL JOSEPH WRIGHT A/K/A DANIEL J. WRIGHT; MICHAEL BOHMAN A/K/A MICHAEL PAUL BOHMAN, AN INCAPACITATED PERSON, BY AND THROUGH DANIEL WRIGHT, AS LEGAL GUARDIAN FOR THE WARD; MICHAEL BOHMAN A/K/A MICHAEL PAUL BOHMAN, AN INCAPACITATED PERSON, BY AND THROUGH VINCENT F. BOHMAN, AS LEGAL GUARDIAN FOR THE WARD; UNKNOWN SPOUSE OF DANIEL WRIGHT A/K/A DANIEL JOSEPH WRIGHT A/K/A DANIEL J. WRIGHT; UNKNOWN TENANT 1; UNKNOWN TENANT 2: CHURCHILL VILLAS HOMEOWNERS ACCOCIATION,

ASSOCIATION, INC. Defendants. Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on August 29, 2016, and the Order on Defendant's Motion to Reschedule Foreclosure Sale entered on October 17, 2016, in this cause, in the Circuit Court of Pasco County, Florida, the office of Paula S. O'Neil - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

INC; LEXINGTON OAKS OF

PASCO COUNTY HOMEOWNERS

LOT 2, BLOCK 11, LEXING-

TON OAKS, PHASE 1, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 57 THROUGH 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5507 CANNONADE DR.

WESLEY CHAPEL, FL 33544at public sale, to the highest and best bidder, for cash, online at www.pasco.

realforeclose.com, on January 11, 2017 beginning at 11:00 AM. 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 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds.
ANY PERSONS WITH A DISABIL-

ITY REQUIRING REASONABLE ACCOMODATIONS SHOULD CALL NEW PORT RICHEY (813) 847-8110; DADE CITY (352) 521-4274 EXT 8110; TDD 1-800-955-8771 VIA FLORIDA RELAY SERVICE, NO LATER THAN SEVEN (7) DAYS PRIOR TO ANY PROCEEDING.

Dated at St. Petersburg, Florida, this 6th day of December, 2016.

By: DAVID REIDER FBN# 95719

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 888160214 December 16, 23, 2016 16-03353P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE 2016-CC-000696WS

SEC O LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

HOA PROBLEM SOLUTIONS, INC AS TRUSTEE OF THE 15665 STABLE RUN DRIVE LAND TRUST; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Paula S. O'Neil, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 8, Block 4, LONE STAR TOWNHOMES, according to the Plat thereof as recorded in Plat Book 58, Pages 7-14, of the Public Records of Pasco County, Florida, and any subsequent

amendments to the aforesaid. at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on December 28, 2016.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A LIENHOLDER RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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. By BRANDON K. MULLIS, ESQ.

FBN: 23217 MANKIN LAW GROUP

Attorney for Plaintiff Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212

Clearwater, FL 33761 (727) 725-0559 December 16, 23, 2016 16-03362P

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.: 51-2016-CA-001362 JPMC SPECIALTY MORTGAGE LLC,

Plaintiff, vs. SCHAEDIGER, GARY et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 14th, 2016, and entered in Case No. 51-2016-CA-001362 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which JPMC Specialty Mortgage LLC, is the Plaintiff and Gary R. Schaediger, Theresa Schaediger a/k/a Theresa J. Schaediger a/k/a Theresa Shaediger a/k/a Theresa Moon Schaediger, U.S. Bank National Association, as Trustee of CVI Loan Trust I, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco. realforeclose.com in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 16th day of January, 2017, the following described property as set forth in said Final Judgment of Fore-

LOT 275, ALOHA GARDENS UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 10, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 3442 TRUMAN DR, HOLIDAY,

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 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 in Hillsborough County, Florida this 13th day of December, 2016.

Kari Martin, Esq.

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com

AH-16-004998 December 16, 23, 2016 16-03378P

6546 TABOGI TRAIL, WESLEY

CHAPEL, FL 33545

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 .: 51-2015-CA-003179-WS WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-4 MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2005-4,**

Plaintiff, vs. HORNE, NANCY et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 9th, 2016, and entered in Case No. 51-2015-CA-003179-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, National Association, as trustee for Banc of America Alternative Loan Trust 2005-4 Mortgage Pass-Through Certificates, Series 2005-4, is the Plaintiff and Board of County Commissioners of Pasco County, Florida, Nancy Horne, Seven Springs Villas Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 9th day of January, 2017, the following described

ment of Foreclosure:

LOT 1078, SEVEN SPRINGS

HOMES UNIT FIVE B, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1 THROUGH 3 OF THE PUBLIC RECORDS OF PASCO, FLORI-

property as set forth in said Final Judg-

3512 MARTELL ST, NEW PORT

RICHEY, FL 34655 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 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

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 in Hillsborough County, Florida, this 6th day of December, 2016. Brittany Gramsky, Esq.

FL Bar # 95589

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623(813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH-15-190378 December 16, 23, 2016 16-03348P

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2016-CA-002883 DIVISION: D JAMES T. SCHMIT,

Plaintiff, v. EAST PASCO GOLF CARTS, INC., FLORIDA DEPARTMENT OF REVENUE, and ANY UNKNOWN TENANTS/ OWNERS, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated December 7, 2016 and entered in Case No. 2016-CA-002883 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein James T. Schmit is the Plaintiff and East Pasco Golf Carts, Inc., are the Defendants, The Clerk of the Court will sell to the highest and best bidder for cash held online www.pasco.realforeclose.com: in Pasco County, Florida at 11:00AM on the 12th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

Subdivision Lots 10, 18, and a portion of Lot 19, of Tract 128, Zephyrhills Colony Company, in Section 9, Township 26 South, Range 21 East, Pasco County, Florida, more particularly described as: Commence at the Southwest corner of said Tract 128; thence run North along the West boundary line of said Tract 128, a distance of 25 feet to the North boundary line of State Road 54; thence run East along the North boundary line of State Road 54, a distance of 265.15 feet to the Point of Beginning; thence run North 262.55 feet; thence run

East 96 feet; thence run South 262.55 feet to the North boundary line of State Road; thence run West along the North boundary line of State Road 54, a distance of 96 feet to the Point of Beginning 36921 State Road 54, Zephyrhills, FL 33541

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.

**See Americans 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 Rd., New Port Richey, FL 34654, Phone 727-847-8110 in New Port Richey, 352-521-4274, ext 8110 in Dade City or 711 for the hearing impaired, 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.

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. By: Nikolay S. Kolev

Florida Bar No. 0028005 Gano Kolev, P.A. 1627 US Highway 92 W Auburndale, FL 33823 P: 863-875-6985 F: 863-875-6999 eservice1@ganolegal.com

16-03381P

Eservice:

December 16, 23, 2016

OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 51-2014-CA-000917ES U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, SANABRIA, SHIRAE et al,

NOTICE IS HEREBY GIVEN Pursu-

Defendant(s).

ant to a Final Judgment of Foreclosure dated 15 August, 2016, and entered in Case No. 51-2014-CA-000917ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, is the Plaintiff and Chapel Pines Homeowners Association, Inc., Michael A. Sanabria, Regions Bank s/b/m to AmSouth Bank, Shirae A. Sanabria aka Shirae A. Allen, Tenant #1, Tenant #2 NKA, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco. realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 12th of January, 2017, the following described property as set

closure: LOT 104, BLOCK L, CHAPEL PINES-PHASE 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 85-88, INCLUSIVE,

forth in said Final Judgment of Fore-

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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 an accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please Public Information Dept., Pasco

County Government Center, 7530 Little Rd., New Port Richev, 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 in Hillsborough County, Florida this 12th day of December, 2016. Christopher Shaw, Esq. FL Bar # 84675

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR-13-113231

December 16, 23, 2016 16-03376P

SECOND INSERTION

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

2009-CA-11329-ES DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC 3000 Bayport Drive Suite 880

Tampa, FL 33607 Plaintiff(s), vs. **BETTY THOMAS**; DALE THOMAS; BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO COUNTRYWIDE BANK, FSB; WATERGRASS PROPERTY OWNERS ASSOCIATION, INC.;

Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 5, 2016, in the above-captioned action, the Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of January, 2017, at 11:00 A.M. on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 17, BLOCK 5, OF WA-TERGRASS PARCEL A, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 73 THROUGH 86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 31624 SPOONFLOWER CIRCLE,

WESLEY CHAPEL, FL 33545 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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@

padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PER-SON 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 IM-PAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED AP-PEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING SUCH TRANSPORTATION TO COURT SHOULD CONTACT THEIR LO-CAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION

Respectfully submitted. HARRISON SMALBACH, ESQ. Florida Bar # 116255 TIMOTHY D. PADGETT, P.A. 6267 Old Water Oak Road,

Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlaw.net Attorney for Plaintiff TDP File No. 15-000332-1

December 16, 23, 2016 16-03374P

SECOND INSERTION

PASCO COUNTY

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION Case #: 51-2016-003242-CA-ES/J1 Nationstar Mortgage LLC Plaintiff, -vs.-

Garrick Revels: Amanda R. Revels: Knollwood Acres Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other

Defendant(s). TO: Amanda R. Revels: LAST KNOWN ADDRESS, 32731 Knollwood Lane, Wesley Chapel, FL 33545

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real

property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

KNOLLWOOD ACRES, ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 12, PAGES 139 THROUGH 142. INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUN-TY. FLORIDA

more commonly known as 32731 Knollwood Lane, Wesley Chapel, FL 33545.

This action has been filed against you and you are required to serve a copy of your written defense, if any upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, on or before JAN 17 2017 and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately there after; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs 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 ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of 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 this Court on the 13th day of December, 2016.

Paula S. O'Neil Circuit and County Courts By: Gerald Salgado SHAPIRO, FISHMAN & GACHÉ, LLP

Attorneys for Plaintiff 4630 Woodland Corporate Blvd.,

Suite 100 Tampa, FL 33614

16-303145 FC01 CXE December 16, 23, 2016 16-03371P

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. 51-2016-CA-001348-ES/J1PROF-2013-S3 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE.

Plaintiff, vs. ROXANA MARIBEL ARGUETA A/K/A ROXANA M. ARGUETA A/K/A ROXANA M. RODRIGUEZ,

Defendants

To: ROXANA MARIBEL ARGUETA A/K/A ROXANA M. ARGUETA A/K/A ROXANA M. RODRIGUEZ, 21027 VOYAGER BLVD UNIT 6, LAND O' LAKES, FL 34638

UNKNOWN SPOUSE OF ROXANA MARIBEL ARGUETA A/K/A ROXA-NA M. ARGUETA A/K/A ROXANA M. RODRIGUEZ, 21027 VOYAGER BLVD UNIT 6, LAND O' LAKES, FL

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: CONDOMINIUM PARCEL:

UNIT NO. 6, BUILDING 21027, OF GLENDALE VILLAS, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 427, AND SUBSEQUENTLY AMENDED THERETO OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO SET FORTH IN THE SAID DECLA-RATION.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Brian Hummel, McCalla Raymer Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before JAN 17 2017 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 transporta-

WITNESS my hand and seal of said Court on the 13th day of December,

> Paula S. O'Neil, Ph.D., Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Gerald Salgado Deputy Clerk Brian Hummel

MCCALLA RAYMER PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 5234740 16-00482-1

December 16, 23, 2016 16-03370P

OFFICIAL 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



SECOND INSERTION

NOTICE OF ONLINE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2016-CA-1939-ES DIVISION J4 HARVEY SCHONBRUN, as Trustee of the George Karpay Revocable Mortgage Trust,

Plaintiff, vs. JOYCE ROWE and ANY OTHER UNKNOWN HEIRS, DEVISEES, GRANT-EES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST EDDIE ROWE,

DECEASED, Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Paula S. O'Neil, Clerk &Comptroller, will sell the property situate in Pasco County, Florida, described

Commencing at the Southeast Corner of the West 1/2 of the Southwest 1/4 of Section 9, Township 25 South, Range 18 East, Pasco County Florida; Run thence North 89°5'28"West along the South Boundary of the West 1/2of the SW 1/2 of said Section 9 a distance of 299.64 feet for the Point of Beginning, thence (continue) North 89°54'28" West a distance of 100.0 feet, thence North 00°00'36"West a distance of 545.3 feet, thence South 76°03'40"East, a distance of 102.29 feet, thence South 00°00'3"East, a distance of 520.65 feet to the Point of Begin-

TOGETHER WITH THAT CER-TAIN MOBILE HOME located thereon and permanently affixed to the real property.

in an electronic sale, to the highest and best bidder, for cash, on January 24. 2017 at 11:00 a.m. at www.pasco. realforeclose.com in accordance with Chapter 45 Florida Statutes.

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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext 8110: TDD 1-800-955-8771 via Florida Relay Service: no later than seven days prior to any proceeding.

Dated: December 12, 2016. Harvey Schonbrun, Esquire HARVEY SCHONBRUN, P. A.

1802 North Morgan Street Tampa, Florida 33602-2328 813/229-0664 phone December 16, 23, 2016 16-03367P

SECOND INSERTION

RENOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No.

2016-CA-000423-CAAX-ES PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, vs.

STEPHEN W. MAGUIRE A/K/A STEPHEN WILLIAM MAGUIRE,

et. al., **Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2016-CA-000423-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, PROVIDENT FUND-ING ASSOCIATES, L.P., Plaintiff, and, STEPHEN W. MAGUIRE A/K/A STE-PHEN WILLIAM MAGUIRE, et. al., are Defendants, clerk Paula S. O'Neil, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE. COM, at the hour of 11:00 A.M., on the 5th day of January, 2017, the following described property:

LOT 10, BLOCK H. WILDER-NESS LAKE PRESERVE -PHASE I, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 43, PAGE 1 THROUGH 35 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 60 days after the sale.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk of the Court's disability coordinator at PUBLIC INFORMA-TION DEPARTMENT, PASCO COUN-TY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654- , 727-847-8110. 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 8 day of Dec, 2016.

By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 GREENSPOON MARDER, P.A. TRADE CENTRE SOUTH,

SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982

karissa.chin-duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com 41176.0024 December 16, 23, 2016 16-03354P

Email 1:

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION Case No.: 51-2011-CC-001386-ES CHAPEL PINES HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, v. RONALD ALLUM AND YOULANDE ALLUM, HUSBAND

AND WIFE, Defendant.

NOTICE IS GIVEN that pursuant to the Amended Final Judgment in Favor of Plaintiff, entered in this action on the 2nd day of December, 2016, Paula S. O'Neil, Ph. D., Clerk of the Court for Pasco County, Florida, will sell to the highest and best bidder or bidders for cash at http://www.pasco.realforeclose. com, on January 10, 2017 at 11:00 A.M., the following described property:

Lot 41, Block G, Chapel Pines Phase 2 and 1C, according to the map or plat thereof as recorded in Plat Book 45, Page 43 through 46, of the Public Records of Pasco County, Florida.

and improvements thereon, located in the Chapel Pines community at 30809 Midtown Ct., Wesley Chapel, FL 33545 (the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a claim within sixty (60) days after the judicial sale of the Property.

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 (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 8478110 (V) in New Port Richev; (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 transpor-

By: JONATHAN J. ELLIS, ESQ. Florida Bar No 863513 JASON W. DAVIS, ESQ. Florida Bar No. 84952 Primary Email: jdavis@slk-law.com Secondary Email: mschwalbach@slk-law.com

SHUMAKER, LOOP & KENDRICK, LLP Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Counsel for Plaintiff SLK_TAM:#2621521v1 December 16, 23, 2016 16-03355P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY. FLORIDA CIVIL DIVISION

CASE NO.: 16-CA-001295 DIVISION: N PANARAY INVESTMENT CORP., Plaintiff, v.

THOMAS S. FRANKENFIELD, KURT FAMILY CORPORATION, A FLORIDA CORPORATION. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant

to a Uniform Final Judgment of Foreclosure entered on November 28, 2016 in Civil Case No. 16-CA-001295 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Tampa, Florida, wherein PAN-ARAY INVESTMENT CORP. is Plain $tiff and \, THOMAS \, S. \, FRANKENFIELD$ and KURT FAMILY CORPORATION, A FLORIDA CORPORATION, are Defendants, the Clerk of Court will sell to the highest and best bidder for case electronically at www.Hillsborough. realforeclose.com in accordance with Chapter 45. Florida Statutes on the 3rd day of January, 2017 at 10:00 AM, EST. on the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit: THE WEST 210.0 FEET

OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 22 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, LESS THE SOUTH 1082.00 FEET THEREOF AND LESS ROAD RIGHT-OF-WAY.

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 accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Michael J. Owen, Esq. Florida Bar No. 0076584 LAW OFFICES OF

MICHAEL J. OWEN, PLLC 330 Pauls Dr., Ste. 104, Brandon, FL 33511 Phone: 813.502.6768 Fax: 813.330.7924 mowen@mjolegal.com eservice@mjolegal.com December 16, 23, 2016 16-03350P

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. 2016CA000734CAAXES Wells Fargo Bank, N.A.,

Plaintiff, vs. David H. Danowit; Jerri K. Danowit; Seven Oaks Property Owners' Association, Inc.,

Defendants.

ment, to wit:

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2016, entered in Case No. 2016CA000734CAAXES of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and David H. Danowit; Jerri K. Danowit; Seven Oaks Property Owners' Association, Inc. are the Defendants, that Paula O'Neil, Pasco County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.pasco.realforeclose.com, beginning at 11:00 AM on the 4th day of January, 2017, the following described property as set forth in said Final Judg-

LOT 59, BLOCK 28, SEVEN OAKS PARCEL S-8B1, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 94-106 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-

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 the Public Information Dept,. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev: (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 8th day of December,

By Jessica Fagen FL Bar No. 050668 for Kathleen McCarthy, Esq. Florida Bar No. 72161

BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6177 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 16-F02639

December 16, 23, 2016 16-03357P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 51-2012-CA-000638ES WELLS FARGO BANK, N.A, Plaintiff, VS. JOSE ARROYO A/K/A JOSE E. ARROYO; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was

awarded on October 7, 2015 in Civil Case No. 51-2012-CA-000638ES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and JOSE ARROYO A/K/A JOSE E. ARROYO; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The clerk of the court, Paula S. O'Neil, Ph.D., will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 09, 2017 at 11:00 AM, the following described real property as set forth in said Final Judgment, to wit:

KNOLLWOOD LOT 63, KNOLLWOOD ACRES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES

139, 140, 141 AND 142, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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.

IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 9 day of December, 2016. By: Susan Sparks - FBN 33626 for Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepite.com

ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965

December 16, 23, 2016 16-03368P

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. 51-2013-CA-002529-CAAX-WS Wells Fargo Bank, N.A., Plaintiff, vs.

David M. Rooney a/k/a David Rooney; Crystal Lynn Rooney a/k/a Crystal L. Rooney a/k/a Crystal Roonev ; Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) 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; Franklin Tang f/k/a Vi Tang; Unknown Tenant #1; Unknown Tenant #2,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 26, 2016, entered in Case No. 51-2013-CA-002529-CAAX-WS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein WELLS FARGO BANK, N.A. is the Plaintiff and David M. Rooney a/k/a David Rooney; Crystal Lynn Rooney a/k/a Crystal L. Rooney a/k/a Crystal Rooney; Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) 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; Franklin Tang f/k/a Vi Tang; Unknown Tenant #1; Unknown Tenant #2 are the Defendants, that Paula O'Neil, Pasco County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.pasco.realforeclose.com,

beginning at 11:00 AM on the 28th day of December, 2016, the following described property as set forth in said

Final Judgment, to wit:
THE FOLLOWING DE-SCRIBED LOT, PIECE OF PARCEL OF LAND, SITUATE LYING AND BEING IN THE COUNTY PASCO, STATE OF FLORIDA, TO WIT:

LOT 888 OF THE UNRE-CORDED PLAT OF JASMINE LAKES UNIT 6-D, A PORTION OF THE SOUTHEAST 1/4 SECTION 16, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PAS-CO COUNTY, FLORIDA, BE-ING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THESOUTHWEST COR-NER OF LOT 805, JASIMINE LAKES, UNIT 6D AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 102 OF THE PUBLIC RECORDS OF PASCO CUNTY, FLORIDA, THENCE RUN ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 805, NORTH 89 DEGREES 43' 05" WEST, A DISTANCE OF 728.04 FEET; THENCE NORTH O DEGREES 16' 55" EAST, A DISTANCE OF 500 FEET FOR A POINT OF BEGINNING; THENCE CON-TINUE NORTH 0 DEGREES 16' 55" EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 43' 05" EAST, A DISTANCE OF 65 FEET; THENCE SOUTH 0 DEGREES 16' 55" WEST, A DISTANCE OF 100 FEET; THENCE NORTH 89 DEGREES 43' 05" WEST, A DISTANCE OF 68 FEET TO THE POINT OF BEGINNING; THE NORTH 10 FEET AND

OF BEING SUBJECT IS AN EASEMENT FOR DRAINAGE AND/OR UTILITIES. THIS BEING A DESCRIPTION OF LOT 888 OF UNIT 6-D, JAS-MINE LAKES SUBDIVISION, ACCORDING TO PLAT BOOK 11. PAGES 43 AND 44 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 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 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 9th day of December, 2016.

By Jimmy Edwards, Esq. Florida Bar No. 81855 BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6209 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 15-F07948

December 16, 23, 2016 16-03366P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY,

FLORIDA CIVIL DIVISION: CASE NO.: 51-2013-CA-004044-WS -

JPMORGAN CHASE BANK NATIONAL ASSOCIATION. Plaintiff, vs. FRANCIS GONZALEZ A/K/A FRANCIS J. GONZALEZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED, ACTING SOLELY AS A NOMINEE FOR AMNET MORTGAGE, INC. DBA AMERICAN MORTGAGE NETWORK OF FLORIDA; SEA PINES CIVIC ASSOCIATION INC; UNKNOWN SPOUSE OF FRANCIS GONZALEZ A/K/A FRANCIS J. GONZALEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of October, 2016, and entered in Case No. 51-2013-CA-004044-WS -, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein FEDERAL NATION-AL MORTGAGE ASSOCIATION is the Plaintiff and FRANCIS GONZA-LEZ A/K/A FRANCIS J. GONZALEZ; MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INCORPORAT-ED, ACTING SOLELY AS A NOMI-NEE FOR AMNET MORTGAGE, INC. DBA AMERICAN MORTGAGE NETWORK OF FLORIDA; SEA PINES CIVIC ASSOCIATION INC; UNKNOWN SPOUSE OF FRANCIS GONZALEZ A/K/A FRANCIS J. GON-ZALEZ N/K/A MARIA GONZALEZ;

SECOND INSERTION

UNKNOWN TENANT N/K/A VONE GONZALEZ and UNKNOWN TEN-ANT (S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash, on the 1st day of February, 2017, at 11:00 AM on Pasco County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment,

to wit:

LOT 224 OF THE UNRECORD-ED PLAT OF SEA PINES, UNIT 7, A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF THE SOUTHWEST 1/4 OF SAID SEC-TION 14; THENCE RUN ALONG THE EAST LINE OF THE WEST 1/2 SAID SECTION 14, NORTH 0°05'02" WEST, A DISTANCE OF 1,417.42; THENCE NORTH 89°35'46" WEST A DISTANCE OF 20.25'; THENCE NORTH 0°03'14" EAST, A DISTANCE OF 900 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTH 0°03'14" EAST, A DISTANCE OF 49.69'; THENCE A DISTANCE OF 78.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50' AND A CHORD OF 70.93' WHICH BEARS NORTH 45°13'44" EAST, THENCE SOUTH 89°35'46' EAST, A DISTANCE OF 36.69'; THENCE SOUTH 0°03'14' WEST A DISTANCE OF 100': THENCE NORTH 89°35'46' WEST, A DISTANCE OF 87 FEET TO THE POINT OF BEGINNING

ANY PERSON CLAIMING AN IN-TEREST 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 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 13 day of December, 2016. By: Luis Ugaz, Esq. Bar Number: 786721

Submitted by: Choice Legal Group, P.A. P.O. Box 9908 Fort Lauderdale, FL 33310-0908 Telephone: $(954)\ 453\text{-}0365$ 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@clegalgroup.com December 16, 23, 2016 16-03375P

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. 51-2012-CA-003782-ES Us Bank National Association, As Trustee For Citigroup Mortgage Loan Trust 2007-Wfhe2, Asset-Backed Pass-Through Certificates, Series 2007-Wfhe2, Plaintiff, vs.

Kim Schreyer; John W Schreyer; Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) 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; United States Of America Internal Revenue Service; G.T. Leasing, Inc.; Westwood Estates Of Pasco Homeowners Association, Inc.; Tenant #1; Tenant #2; Tenant #3; Tenant # 4 the names being fictitious to account for parties in possession

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order dated November 18, 2016, entered in Case No. 51-2012-CA-003782-ES of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein US BANK NA-TIONAL ASSOCIATION, AS TRUST-EE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE2, ASSET-BACKED PASS-THROUGH CERTIFI-CATES, SERIES 2007-WFHE2 is the Plaintiff and Kim Schrever: John W Schreyer; Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) 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; United States Of America Internal Revenue Service; G.T. Leasing, Inc.; Westwood Estates Of Pasco Homeowners Association, Inc.; Tenant #1; Tenant #2; Tenant #3; Tenant #4 the names being fictitious to account for parties in possession are the Defendants, that Paula O'Neil, Pasco County

THE SOUTH 3 FEET THERE-

LOT 16, BLOCK 1, WEST-WOOD ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS THE SAME RECORDED IN PLAT BOOK 44, PAGES 42 -49 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 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 the Public Information Dept,. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev (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 8th day of December,

BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6209 Fax: (954) 618-6954

Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.pasco.realforeclose.com, beginning at 11:00 AM on the 29th day of December, 2016, the following described property as set forth in said Final Judgment, to wit:

By Jimmy Edwards, Esq. Florida Bar No. 81855

FLCourtDocs@brockandscott.com

December 16, 23, 2016 16-03356P

File # 15-F09818

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No.:

51-2010-CA-8594-WS HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF FIRST NLC TRUST 2007-1 MORTGAGE-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. NORMA QUINTANA, ET AL.,

Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to a Uniform Amended Final Judgment of Foreclosure dated December 5, 2016, and entered in Case No. 51-2010-CA-8594-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLD-ERS OF FIRST NLC TRUST 2007-1 MORTGAGE-BACKED CERTIFI-CATES, SERIES 2007-1, is Plaintiff, and NORMA QUINTANA, ET AL., are the Defendants, the Office of Paula S. O'Neil, Pasco County Clerk of the Court will sell to the highest and best bidder for cash via online auction at www. pasco.realforeclose.com at 11:00 A.M. on the 5th day of January, 2017, the fol-lowing described property as set forth in said Final Judgment, to wit:

See Attached Exhibit "A" EXHIBIT A-LEGAL DESCRIPTION LEGAL DESCRIPTION: O.R BOOK 7600 PAGE 1112 - 1113 SITUATE IN PASCO COUNTY, FLORIDA, TO-WIT: TRACT 1020 of the Unrecorded plat of THE HIGHLANDS VII, being further described as follows: Commencing at the Southeast corner of Section 26, Township 24 South, Range 17 East, Pasco County, Florida; Go thence South 89 deg 53'02" West, a distance of 50.41 feet; thence North 09 deg 54'46' East, a distance of 214.90 feet to

the POINT OF BEGINNING;

SECOND INSERTION

thence North 87 deg 58'05" East, a distance of 404.94 feet to a point on a curve having a Central Angle of 73°07'18", a Radius of 50.00 feet, a Tangent Distance of 37.08 feet, a Chord Bearing and Distance of North 34 deg 31'44" East, and 59.57 feet; thence along said curve an arc distance of 83.81 feet; thence North 11 deg 05'23" East, a distance of 221.73 feet; thence North 78 deg 54'37" West, a distance of 425.61 feet; thence South 09 deg 54'46" West, a distance of 368.36 feet to the POINT OF BEGINNING.

TRACT 1021 of the Unrecorded plat of THE HIGHLANDS being further described as follows: Beginning at the Southwest corner of Section 25, Township 24 South, Range 17 East, Pasco County, Florida; Go thence North 89 deg 46'58" East, a distance of 469.50 feet; thence North 07 deg 07'45" West, a distance of 177.71 feet to a point on a curve having a Central Angle of 95 deg 05'50", a Radius of 50.00 feet, a Tangent Distance of 54.66 feet, a Chord Bearing and Distance of North 49 deg 34'50" West, and 73.79 feet; thence along said curve an arc distance of 82.99 feet; thence South 87 deg 58'05" West, a distance of 404.94 feet; thence South 09 deg 54'46" West, a distance of 214.90 feet; thence North 89 deg 53'02" East, a distance of 50.41 feet to the POINT OF BEGIN-NING.

LESS AND EXCEPT THE FOL-LOWING:

That portion of TRACT 1021 of THE HIGHLANDS Unrecorded plat in Section 25 and 26, Township 24 South, Range 17 East, as described in O.R. Book 1646/286 of Pasco County, Florida, described as follows:

Commence at the Southwest corner of said Section 25; thence N 89 deg 40'54" W along the South line of the Southeast quater of said Section 26, 50.41 feet;

thence N 10 deg 16'41" E, 33.50 feet, to the POINT OF BEGIN-NING; thence N 10 deg 16'41" E, 4.50 feet, to the beginning of a non-tangent curve, concave northerly, having a Radius of 11409.16 feet and a Central Angle of 00 deg 29'14"; thence easterly along the arc of said curve to the left, from which the locate tangent at the beginning point bears N 89 deg 33'20" E, a distance of 97.01 feet, said arc subtended by a Chord which bears N 89 deg 18'43" E, a distance of 97.01 feet to a Point of Tangency; thence N 89 deg 04'06" E, 169.05 feet; thence S 00 deg 55'54" E, 5.00 feet; thence N 89 deg 04'06" E, 123.12 feet, to the Point of Curvature of a curve, concave southerly, having a Radius of 25045.00 feet and a Central Angle of 00 deg 15'20"; thence easterly along the arc of said curve to the right, a distance of 128.95 feet, said arc subtended by a Chord which bears N 89 deg 32'16" E, a distance of 116.95 feet to a non-tangent line; thence S 06 deg 45'27" E, 9.11 feet; thence N 89 deg 46'42" W, 465.52 feet; thence N 89 deg 40'54" W, 44.50 feet, to the POINT OF BEGIN-NING. Containing 3475 square AND

That portion of Tract 1021 of THE HIGHLANDS Unrecorded plat in Secton 25 and 26, Township 24 South, Range 17 East, as described in O.R. Book 1646/281 of Pasco County, Florida, described as follows:

Commence at the Southwest corner of said Section 25; thence N 89°40'54" W along the South line of the Southeast quarter of said Section 26, 50.41 feet, to the POINT OF BEGINNING; thence N 10°16'41" E. 33.50 feet: thence S 89°40'54" E. 44.50 feet; thence S 89°46'42" E, 465.52 feet; thence S 06°45'27" E, 33.25 feet; thence N 89°45'42" W, 469.50 feet; thence N 89°40'54" W, 50.41 feet, to the Point of

Beginning. Containing 16994 square feet. Commonly known as 14025 Helm Ct. Spring Hill, Florida

34610 PPN: 25-24-17-0010-00001-0200

Property Address: 14025 Helm Ct., Spring Hill, FL 34610 and all fixtures and personal property located therein or thereon, which are

included as security in Plaintiff's mort-Any person claiming an interest in the surplus funds 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 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, a 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

Dated this 9th day of December,

By: Jared Lindsey, Esq. FBN: 081974

Clarfield, Okon, Salomone & Pincus, P.L. 500 S. Australian Avenue, Suite 730 West Palm Beach, FL 33401 Telephone: (561) 713-1400 Facsimile: (561) 713-1401 Email: pleadings@cosplaw.com December 16, 23, 2016 16-03363P



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

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.
- Archivable: A public notice is archived in a secure and publicly available format.
- Accessible: A public notice is capable of being accessed by all segments of society.
- Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:
• Citizen participation notices
inform the public about proposed government action and allow the public

time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• Court notices are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET Although it has been part of Americ

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyberattack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public

Business

Observer

business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, ac-

cessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.