











FIRST INSERTION

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

ANDREA BUZIN, UNKNOWN SPOUSE OF ANDREA BUZIN, NADINE FIRST, deceased, UNKNOWN HEIRS, DEVISEES and CLAIMANTS OF DOREEN LAWHUN, and ATLANTIC CREDIT & FINANCE, as assignee of CAPITAL ONE, Defendants.

for cash the following described property set forth in the Plaintiff's Motion for Final Summary Judgment of Foreclosure:

alforeclose.com, the Clerk's website for on-line auctions.

paired Court should be initiated at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

Dated this 7th day of February, 2017, William J. Podolsky, III, Esq., FBN: 726761 Phelps Dunbar LLP

FIRST INSERTION

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

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 3-13-17 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 3-13-17 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.

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

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 3-13-17 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.

2016-CA-003399-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY SCHAFFER, DECEASED, et al., Defendants

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.

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUSTIN LIPPENS, et al, Defendant(s).

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

WELLS FARGO BANK, N.A., Plaintiff, vs. ELEANOR BERNTSEN, et al, Defendant(s).

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

FIRST INSERTION

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

required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309 within thirty (30) days after the first publication 3-13-17 of this Notice in the BUSINESS OBSERVER file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

LOT 223, BROWN ACRES UNIT SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 122, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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 6th day of March, 2017, the following described property as set forth in said Final Judgment, to wit:

Advertisement for Business Observer legal notices: 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



# OFFICIAL COURTHOUSE WEBSITES:

**MANATEE COUNTY:**  
manateeclerk.com

**SARASOTA COUNTY:**  
sarasotaclerk.com

**CHARLOTTE COUNTY:**  
charlotte.realforeclose.com

**LEE COUNTY:**  
leeclerk.org

**COLLIER COUNTY:**  
collierclerk.com

**HILLSBOROUGH COUNTY:**  
hillsclerk.com

**PASCO COUNTY:**  
pasco.realforeclose.com

**PINELLAS COUNTY:**  
pinellasclerk.org

**POLK COUNTY:**  
polkcountyclerk.net

**ORANGE COUNTY:**  
myorangeclerk.com

Check out your notices on: [floridapublicnotices.com](http://floridapublicnotices.com)

**Business Observer**

### FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO: 2016-CC-003964

**BARRINGTON WOODS AT BEACON WOODS EAST ASSOCIATION, INC. a not-for-profit Florida corporation, Plaintiff, vs. JOHN K. MICHALICKA; TINA L. MICHALICKA; AND UNKNOWN TENANT(S), Defendant.**

TO: TINA L. MICHALICKA  
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 15, BARRINGTON WOODS, PHASE 6, according to map or plat thereof as recorded in Plat Book 32, Pages 28 through 30, Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 8843 Helmsly Lane, Hudson, FL 34667

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days

after the first publication of this notice 3-13-17 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.

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 this Court on the 31 day of JAN, 2017.

Paula S. O'Neil, Ph.D.,  
Clerk & Comptroller  
Circuit and County Courts  
By: Denise Allie  
Deputy Clerk

**MANKIN LAW GROUP**  
Attorneys for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
February 10, 17, 2017 17-00251P

### FIRST INSERTION

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

51-2012-CA-004098-CAAX-WS  
**CITIMORTGAGE, INC. Plaintiff, vs. EHAB GEORGE, et al Defendants.**

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed February 3, 2017 and entered in Case No. 51-2012-CA-004098-CAAX-WS of the Circuit Court of the SIXTH Judicial Circuit in and for PASCO COUNTY, Florida, wherein CITIMORTGAGE, INC., is Plaintiff, and EHAB GEORGE, et al are Defendants, the clerk, Paula S. O'Neil, will sell to the highest and best bidder for cash, beginning at 11:00 AM [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), in accordance with Chapter 45, Florida Statutes, on the 13 day of March, 2017, the following described property as set forth in said Lis Pendens, to wit:

LOT 2511, EMBASSY HILLS, UNIT TWENTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 120 AND 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
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 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 seven (7) days; if you are hearing or voice 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: February 8, 2017  
By: Heather J. Koch, Esq.,  
Florida Bar No. 89107

Phelan Hallinan  
Diamond & Jones, PLLC  
Attorneys for Plaintiff  
2727 West Cypress Creek Road  
Ft. Lauderdale, FL 33309  
Tel: 954-462-7000  
Fax: 954-462-7001  
Service by email:  
[FL.Service@PhelanHallinan.com](mailto:FL.Service@PhelanHallinan.com)  
PH # 66509  
February 10, 17, 2017 17-00292P

February 10, 17, 2017 17-00251P

February 10, 17, 2017 17-00292P

February 10, 17, 2017 17-00292P

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
Case #: 51-2016-003672-CA-WS  
DIVISION: J3  
**Nationstar Mortgage LLC Plaintiff, -vs.- David E. Villanueva, Jr. a/k/a David Villanueva; Frank S. Perez, Sr. a/k/a Frank Perez; Unknown Spouse of David E. Villanueva, Jr. a/k/a David Villanueva; 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: Frank S. Perez, Sr. a/k/a Frank Perez, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS, 7517 North 40th Street, Apt. B206, Tampa, FL 33604  
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); and 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:  
LOT 156, THE MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 109-112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
more commonly known as 5147 Larch Lane, New Port Richey, FL 34653.  
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 3-6-17 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.  
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 if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court on the 24 day of JAN., 2017.  
Paula S. O'Neil, Ph.D.,  
Clerk & Comptroller  
Circuit and County Courts  
By: Denise Allie  
Deputy Clerk  
SHAPIRO, FISHMAN & GACHÉ, LLP  
Attorneys for Plaintiff  
4630 Woodland Corporate Blvd., Suite 100  
Tampa, FL 33614  
16-301784 FC01 CXE  
February 3, 10, 2017 17-00187P

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:

LOT 156, THE MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 109-112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
more commonly known as 5147 Larch Lane, New Port Richey, FL 34653.

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 3-6-17 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.

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 if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the 24 day of JAN., 2017.

Paula S. O'Neil, Ph.D.,  
Clerk & Comptroller  
Circuit and County Courts  
By: Denise Allie  
Deputy Clerk

**SHAPIRO, FISHMAN & GACHÉ, LLP**  
Attorneys for Plaintiff  
4630 Woodland Corporate Blvd., Suite 100  
Tampa, FL 33614  
16-301784 FC01 CXE  
February 3, 10, 2017 17-00187P



SECOND INSERTION

NOTICE OF PUBLIC SALE  
The following personal property of PAULETTE FOLSOM GARWACKI, will, on the 16th day of February, 2017, at 10:00 a.m., on property located at 8325 Flaxen Drive, Lot No. 16, Port Richey, Pasco County, Florida 34668 be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 BRIG Mobile Home  
VIN #: 3B40BL39917A/B  
Title #: 0019261920/0019261919

PREPARED BY:  
Gayle Cason  
Lutz, Bobo, & Telfair  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
February 3, 10, 2017 17-00203P

SECOND INSERTION

NOTICE OF PUBLIC SALE  
Castle Keep, U-Stor Ridge, Zephyrhills and United Pasco Self Storage will be held on or thereafter the dates in 2017 and times indicated below, at the locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (Castle Keep) 17326 US Hwy. 19 North, Hudson, FL 34667 on Tuesday, February 28, 2017 @ 2:00 pm.  
Christopher Neuerer A14  
Lori Leleika C89  
Donna Stitz F11  
Keith A. Ralston F18  
Barbara Adkins G13

U-Stor, (United -Pasco) 11214 US Hwy 19 North, Port Richey, FL 34668 on Thursday February 23, 2017 @ 9:30 am.  
John L. Marquez A840AC  
Scott R. McClellan B20  
Penelope Brianas B175  
Penny L. Bowman B182  
Jeff Bowman B215  
Alex A. Rodriguez B328  
Crystal Henion B343  
Jackie E. Millen B446

U-Stor, (Ridge) 7215 Ridge Rd. Port Richey, FL 34668 on Thursday February 23, 2017 @ 10:00 am.  
Stacy Egnasher B5  
Arlyn Parker B6  
B&V Enterprises of C107  
West Coast FL  
Scott Miller C120  
Anthony Caruso C212  
Abigail Morales C290  
Shemichal Arnold E53  
Deborah Simms F24

U-Stor,(Zephyrhills)36654 SR 54, Zephyrhills, FL 33541 on Thursday February 23, 2017 @ 2:00pm.  
Mark B. Mitchell A45  
Jennifer Crouch C72

February 3, 10, 2017 17-00212P

SECOND INSERTION

NOTICE OF ACTION FOR JOINT PETITION FOR ADOPTION BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 2016-DR-3897-ES  
Division: D2  
Joshua K. Larramore & Ashley D. Larramore Petitioner, and Mark G. Butler Respondent,  
TO: Mark G. Butler  
7596 US Hwy 31, Hancockville, AL 35077  
YOU ARE NOTIFIED that an action for Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Joshua K and Ashley D Larramore, whose address is 5222 19th St, Zephyrhills, FL 33542, on or before MAR 03 2017, and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: JAN 31 2017  
Paula S. O'Neil, Ph.D., Clerk & Comptroller  
CLERK OF THE CIRCUIT COURT  
By: Gerald Salgado  
Deputy Clerk  
February 3, 10, 17, 24, 2017 17-00213P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO. 2014-CA-002860-ES  
GUARANTY BANK, Plaintiff, vs. JOHN E. LOPEZ, ET AL., Defendants.  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2014-CA-002860-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein, GUARANTY BANK is the Plaintiff and JOHN E. LOPEZ, YANINA A. LOPEZ, GREENS AT HIDDEN CREEK HOMEOWNERS ASSOCIATION, INC., THE INDEPENDENT SAVINGS PLAN COMPANY and UNKNOWN TENANT #1 N/K/A ELENA CRUZ are the Defendants, that I will sell to the highest bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m., on the 27th day of February, 2017, the following described property:  
Lot 108, GREENS AT HIDDEN CREEK, according to the map or plat thereof as recorded in Plat Book 57, Pages 147 through 153, 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.  
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 INFORMATION DEPARTMENT, PASCO COUNTY 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.  
DAVID R. LENOX, ESQ.  
Florida Bar No. 455059  
E-mail 1: David.Lenox@gmlaw.com  
E-mail 2: Amy.Xanders@gmlaw.com  
GREENSPOON MARDER, P.A.  
201 East Pine Street, Suite 500  
Orlando, Florida 32801  
Telephone No. (407) 425-6559  
Facsimile No. (407) 422-6583  
February 3, 10, 2017 17-00204P

February 3, 10, 2017 17-00203P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO. 2016CA000718CAAXWS  
WELLS FARGO BANK, N.A. Plaintiff, v. JONATHAN CLAGG A/K/A JONATHAN E. CLAGG; UNKNOWN SPOUSE OF JONATHAN CLAGG A/K/A JONATHAN E. CLAGG; UNKNOWN TENANT 1; UNKNOWN TENANT 2; KHAMPHAN SRI-UN; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.  
Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on August 10, 2016, and the Order Rescheduling Foreclosure Sale entered on January 3, 2017, in this cause, in the Circuit Court of Pasco County, Florida, the office of Paula S. O'Neil - AWS, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as: LOT 228, THE LAKES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 60, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 8145 FOX HOLLOW DR, PORT RICHEY, FL 34668-4018 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 22, 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 DISABILITY REQUIRING REASONABLE ACCOMMODATIONS 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 26th day of January, 2017.  
By: David L. Reider  
FBN 95719  
eXL Legal, PLLC  
Designated Email Address: efling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
8881600117  
February 3, 10, 2017 17-00200P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2016-CP-1531-WS  
Division I  
IN RE: ESTATE OF LUCY E. DESMOND  
Deceased.  
The administration of the estate of LUCY E. DESMOND, deceased, whose date of death was May 8, 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, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
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 February 3, 2017.  
Personal Representative: JANET SANTOS  
5072 Sorrento Court  
Cape Coral, Florida 33904  
Attorney for Personal Representative: Michelle D'Angelone  
Attorney  
Florida Bar Number: 0016478  
ELOISE TAYLOR, P.A.  
7318 STATE ROAD 52  
Hudson, FL 34667  
Telephone: (727) 863-0644  
Fax: (727) 862-3493  
E-Mail: etaylorlaw@verizon.net  
February 3, 10, 2017 17-00215P

February 3, 10, 2017 17-00192P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, PASCO COUNTY, FLORIDA, PROBATE DIVISION  
File No: 512016CP001642CPAXES  
IN RE: ESTATE OF MARVIN MINER MORGENSTERN  
a/k/a MARVIN M. MORGENSTERN  
Deceased  
The administration of the estate of MARVIN MINER MORGENSTERN a/k/a MARVIN M. MORGENSTERN, deceased, whose date of death was October 1, 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT 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 publication of this notice is February 3, 2017.  
Personal Representative: CYNTHIA PIKE HENNESSY  
5501 North Branch Avenue  
Tampa, Florida 33604  
Attorney for Personal Representative: MICHAEL W. PORTER, Esquire  
Law Firm of Michael W. Porter  
Attorney for Personal Representative  
Florida Bar Number: 607770  
535 49th Street North,  
St. Petersburg, FL 33710  
Telephone (727) 327-7600  
Primary Email: Mike@mwplawfirm.com  
February 3, 10, 2017 17-00197P

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  
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 PANARAY INVESTMENT CORP. is Plaintiff 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 20th day of February, 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 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 22 EAST, HILLSBOROUGH 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  
OWEN & DUNIVAN, PLLC  
615 W. De Leon St. Tampa, FL 33606  
Phone: 813.502.6768 Fax: 813.330.7924  
eservice@owendunivan.com  
February 3, 10, 2017 17-00192P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO. 2016CA000454CAAXWS  
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB Plaintiff, v. MARIE-EDITH KITSONIDIS A/K/A MARIE EDITH KITSONIDIS; UNKNOWN SPOUSE OF MARIE-EDITH KITSONIDIS A/K/A MARIE EDITH KITSONIDIS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; TIC PALM COAST, INC. A/K/A TIME INVESTMENT COMPANY, INC. Defendants.  
Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on September 07, 2016, and the Order Rescheduling Foreclosure Sale entered on January 13, 2017, in this cause, in the Circuit Court of Pasco County, Florida, the office of Paula S. O'Neil, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:  
LOT 8, RAIN TREE ROUND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 146 AND 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 11044 BASQUIN COURT, PORT RICHEY, FL 34668  
at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 22, 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 DISABILITY REQUIRING REASONABLE ACCOMMODATIONS 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 25th day of January, 2017.  
By: David L. Reider  
FBN 95719  
eXL Legal, PLLC  
Designated Email Address: efling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
888160019  
February 3, 10, 2017 17-00188P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
File No.: 2016CP-001638-0000-XX  
Probate Division  
IN RE: THE ESTATE OF LEMOYNE CARL OOSTENDORP,  
Deceased.  
The administration of the Estate of LEMOYNE CARL OOSTENDORP, deceased, whose date of death was October 24, 2015, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS: February 3, 2017.  
Personal Representative: Diana K. Hoppeworth  
3310 Pine Top Drive  
Valrico, Florida 33594  
Attorney for Personal Representative: KENNETH C. HUTTO, ESQ.  
Florida Bar No. 693847  
842 S. Missouri Ave  
Lakeland, FL 33815  
Telephone: 863-662-0934  
Email: ken@huttoassociates.com  
February 3, 10, 2017 17-00209P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, GENERAL JURISDICTION DIVISION  
CASE NO. 51-2014-CA-004529  
NAVY FEDERAL CREDIT UNION, Plaintiff, vs. NELSON PACHECO, ET AL., Defendants.  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 7, 2016 in Civil Case No. 51-2014-CA-004529 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and NELSON PACHECO, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8TH day of March, 2017 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 3, BLOCK H, ASBEL CREEK PHASE FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 77-84, 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 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 31st day of January, 2017.  
PAULA S. O'NEIL  
CLERK OF THE CIRCUIT COURT  
Joseph R. Cianfrone  
(Joe@attorneyjoe.com)  
Bar Number 248525  
Attorney for Plaintiff  
River Crossing Unit Eleven  
Homeowners' Association, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
February 3, 10, 2017 17-00210P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO. 51-2016-CA-000455-WS  
WELLS FARGO BANK, N.A. Plaintiff, v. MARK S. HILTON; TIFFANY E. HILTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.  
Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on July 20, 2016, and the Order Rescheduling Foreclosure Sale entered on January 13, 2017, in this cause, in the Circuit Court of Pasco County, Florida, the office of Paula S. O'Neil, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:  
LOT 67, SHADOW LAKES ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 140 THROUGH 142, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
a/k/a 12727 BALSAM AVE, HUDSON, FL 34669-2824  
at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 22, 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 DISABILITY REQUIRING REASONABLE ACCOMMODATIONS 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 25th day of January, 2017.  
By: David L. Reider  
FBN 95719  
eXL Legal, PLLC  
Designated Email Address: efling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
888160024  
February 3, 10, 2017 17-00189P

SECOND INSERTION

February 3, 10, 2017 17-00194P

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2016CA002786CAAXWS**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA,**  
**Plaintiff, vs.**  
**LORRAINE F. GAVIN A/K/A LORRAINE GAVIN; THE ESTATE OF MICHAEL THOMAS A/K/A MICHAEL J. THOMAS, DECEASED; BEACON WOODS CIVIC ASSOCIATION, INC.; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,**

**ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL THOMAS A/K/A MICHAEL J. THOMAS, DECEASED; CHARLES JOSEPH THOMAS A/K/A CHARLES J. THOMAS; JAMES THOMAS; JANET THOMAS-HIRSCH A/K/A JANET THOMAS HIRSCH; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Uniform Judgment of Foreclosure dated January 18, 2017, entered in Civil Case No.: 2016CA-002786CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein FED-

ERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, and LORRAINE F. GAVIN A/K/A LORRAINE GAVIN; THE ESTATE OF MICHAEL THOMAS A/K/A MICHAEL J. THOMAS, DECEASED; BEACON WOODS CIVIC ASSOCIATION, INC.; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL THOMAS A/K/A MICHAEL J. THOMAS, DECEASED; CHARLES JOSEPH THOMAS A/K/A CHARLES J. THOMAS; JAMES THOMAS; JANET THOMAS-HIRSCH A/K/A JANET THOMAS HIRSCH; UNKNOWN TENANT(S) IN POSSES-

SION #1 N/K/A CANDY BUTLER; and ALL OTHER UNKNOWN PARTIES, including, if a named Defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that Defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants, 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 19th day of April, 2017, the following described real property as set forth in said Final Summary Judgment, to wit:  
 LOT 447, BEACON WOODS VILLAGE FOUR, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 11, PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS 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 surplus.

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

Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone:

727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: January 30, 2017  
 By: Elisabeth Porter  
 Florida Bar No.: 645648.  
 Attorney for Plaintiff:  
 Brian L. Rosaler, Esquire  
 Popkin & Rosaler, P.A.

1701 West Hillsboro Boulevard  
 Suite 400  
 Deerfield Beach, FL 33442  
 Telephone: (954) 360-9030  
 Facsimile: (954) 420-5187  
 16-43575  
 February 3, 10, 2017 17-00201P

## SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.  
 CIVIL DIVISION  
**CASE NO.**

**51-2015-CA-01573 WS/J2**  
**UCN: 512015CA001573XXXXXX**  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**CELESTE ROY; et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 26, 2016, and entered in Case No. 51-2015-CA-01573 WS/J2 UCN: 512015CA001573XXXXXX of the Circuit Court in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and CELESTE ROY; MAGNOLIA ESTATES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, PAULA S O'NEIL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on February 27, 2017, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 178, MAGNOLIA ESTATES PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE(S) 67, 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1 800-955-8770 via Florida Relay Service.

DATED at New Port Richey, Florida, on January 26, 2017.

By: Adam Willis

Florida Bar No. 100441  
 SHD Legal Group P.A.  
 Attorneys for Plaintiff  
 PO BOX 19519  
 Fort Lauderdale, FL 33318  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail:  
 answers@shdlegalgroup.com  
 1422-150114 / ALM  
 February 3, 10, 2017 17-00193P

## SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL DIVISION  
**Case #: 51-2016-CA-002126-WS**  
**DIVISION: J3**  
**Nationstar Mortgage LLC**  
**Plaintiff, vs.-**

**Steven G. Appleton a/k/a Steven Appleton; Unknown Spouse of Steven G. Appleton a/k/a Steven Appleton; Branch Banking and Trust Company; 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).**  
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2016-CA-002126-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Steven G. Appleton a/k/a Steven Appleton 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 February 27, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 742, BEACON SQUARE, UNIT 7-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 11, 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 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  
 16-301168 FCO1 CXE  
 February 3, 10, 2017 17-00216P

## SECOND INSERTION

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

**CASE NO.: 16-CC-4251**  
**SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**THERESA M. AMATO and ANY UNKNOWN OCCUPANTS IN POSSESSION,**  
**Defendants.**

TO: THERESA M. AMATO

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., herein in the following described property: Unit 22, Building 4, SUNNYBROOK III, A CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book I, Pages 144-146, inclusive, and being further described in that certain Declaration of Condominium Ownership filed July 19, 1985, in O.R. Book 1430, Page 1326, of the Public Records of Pasco County, Florida; together with any limited common elements appurtenant thereto, and an undivided share in the common elements appurtenant thereof. With the following street address: 4915 Myrtle Oak Drive, #22, New Port Richey, Florida, 34653.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Joseph R. Cianfrone,

Esquire, of Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before 3-6-17, 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.

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

WITNESS my hand and the seal of this Court on 24 day of JAN., 2017.

Paula S. O'Neil, Ph.D.,  
 Clerk & Comptroller  
 As Clerk of said Court  
 By: Denise Allie  
 Deputy Clerk

Joseph R. Cianfrone, Esquire  
 Cianfrone, Nikoloff,  
 Grant, Greenberg & Sinclair, P.A.  
 1964 Bayshore Blvd.  
 Dunedin, FL 34698  
 (727) 738-1100  
 February 3, 10, 2017 17-00185P

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
 GENERAL JURISDICTION  
 DIVISION  
**CASE NO.**

**2010CA007930 - WS**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR ARLP SECURITIZATION TRUST, SERIES 2015-1,**  
**Plaintiff, vs.**  
**ROSEMARY E. MINUCCI, ET AL.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 25, 2017 in Civil Case No. 2010CA007930 - WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR ARLP SECURITIZATION TRUST, SERIES 2015-1 is Plaintiff and ROSEMARY E. MINUCCI, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1ST day of March, 2017 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 UNIT 49, BUILDING 14, TWO CAMBRIDGE COMMONS CONDOMINIUM PHASE I, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL

RECORD BOOK 3209, PAGE 1203 AND CONDOMINIUM BOOK 5, PAGE 147 THRU 156 AND AMENDED IN OFFICIAL RECORD BOOK 3246, PAGE 1556. AS BEING 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. 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.

Lisa Woodburn, Esq.  
 Fla. Bar No.: 11003

McCalla Raymer Pierce, LLC  
 Attorney for Plaintiff  
 110 SE 6th Street,  
 Suite 2400  
 Fort Lauderdale, FL 33301  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email:  
 MRSservice@mccallaraymer.com  
 5323689  
 15-02773-3  
 February 3, 10, 2017 17-00207P

## SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL ACTION  
**Case #: 51-2016-000493-CA-WS**  
**DIVISION: J2**  
**HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2**  
**Plaintiff, vs.-**

**Charles A. Lasky; Debra E. Lasky; Unknown Spouse of Charles A. Lasky; Unknown Spouse of Debra E. Lasky; 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).**  
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2016-000493-CA-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-

AR2, Plaintiff and Charles A. Lasky 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 February 27, 2017, the following described property as set forth in said Final Judgment, to-wit:  
 LOT 1630, EMBASSY HILLS UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 98 AND 99, 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 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  
 15-296937 FCO1 AEF  
 February 3, 10, 2017 17-00217P

## 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.:**

**512015CA001427CAAXES**  
**BANK OF AMERICA, N.A.**  
**Plaintiff, vs.**  
**THOMAS J. HANLON, et al**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated December 06, 2016, and entered in Case No. 512015CA001427CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for PASCO COUNTY, Florida, wherein BANK OF AMERICA, N.A., is Plaintiff, and THOMAS J. HANLON, et al are Defendants, the clerk, Paula S. O'Neil, will sell to the highest and best bidder for cash, beginning at 11:00 AM www.pasco.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 13 day of March, 2017, the following described property as set forth in said Final Judgment, to wit:

A parcel of land lying in Section 25, Township 24 South, Range 19 East, Pasco County, Florida, more particularly described as follows: Begin at the Southeast corner of the Southwest 1/4 of said Section 25; thence North 89 degrees 51 minutes 27 seconds West along the South boundary of said Southwest 1/4 for a distance of 364.00 feet; thence North 00 degrees 17 minutes 11 seconds East for a distance of 799.15 feet; thence South 89 degrees 51 minutes 27 seconds East for a distance of 545.00 feet; thence South 00 degrees 17 minutes 11 seconds West for a distance of 799.86 feet, to a point on the South boundary of the Southeast 1/4 of said Section 25; thence

North 89 degrees 37 minutes 58 seconds West along said South boundary of said Southeast 1/4 for a distance of 181.00 feet to the Point of Beginning. (Containing 10.00 acres more or less.)

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 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 seven (7) days; if you are hearing or voice 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: January 27, 2017  
 By: Heather J. Koch, Esq.,  
 Florida Bar No. 89107

Phelan Hallinan  
 Diamond & Jones, PLLC  
 Attorneys for Plaintiff  
 2727 West Cypress Creek Road  
 Ft. Lauderdale, FL 33309  
 Tel: 954-462-7000  
 Fax: 954-462-7001  
 Service by email:  
 FL.Service@PhelanHallinan.com  
 PH # 71980  
 February 3, 10, 2017 17-00199P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

1710267

CALL 941-906-9386

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Business Observer

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. 2016CA000130CAAXWS Citizens Bank NA F/K/A RBS Citizens NA, Plaintiff, vs. Renee Lygas, as Personal Representative of the Estate of Paul S. Lygas; Renee Lygas; Carolyn Kaltmayer, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 12, 2017, entered in Case No. 2016CA-000130CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein Citizens Bank NA F/K/A RBS Citizens NA is the Plaintiff and Renee Lygas, as Personal Representative of the Estate of Paul S. Lygas; Renee Lygas; Carolyn Kaltmayer 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 27th day of February, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 952, PALM TERRACE GARDENS UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 37 AND 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

DA. 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 26th day of January, 2017. 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 FileCourtDocs@brockandscott.com File # 15-F03079 February 3, 10, 2017 17-00195P

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. 2016CA003671CAAXES/J4 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WALTER E. DAVIS, et al., Defendants.

To: DOMINIQUE C. DAVIS, 37614 DALIHA TERR, ZEPHYRHILLS, FL 33542 EVA DAVIS, 37614 DALIHA TERR, ZEPHYRHILLS, FL 33542 FANNIE L. SIMS, 37614 DALIHA TERR, ZEPHYRHILLS, FL 33542 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 217, OF EILAND PARK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 102, 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 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 MAR 06 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 transportation services.

WITNESS my hand and seal of said Court on the 25th day of January, 2017. 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 5294462 16-02565-1 February 3, 10, 2017 17-00184P

SECOND INSERTION

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

CASE NO. 2008 CA 005197 XXXX ES DEUTSCHE BANK NATIONAL TRUST, COMPANY, AS TRUSTEE FOR THE HOLDERS OF HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1; Plaintiff, vs. MARIA AMPARO HERNANDEZ, ET AL.; Defendants

NOTICE IS GIVEN that, in accordance with the Order to Reschedule Foreclosure Sale dated January 20, 2017, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, on February 21, 2017 at 11:00 am the following described property:

LOT 18, BLOCK B, ASBEL CREEK PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 50-59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10108 PERTHSHIRE CIRCLE, LAND O LAKES, FL 34638-0000 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.

WITNESS my hand on January 30, 2017. Keith Lehman, Esq. FBN. 85111 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 12-16428-FC February 3, 10, 2017 17-00211P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE: 2016-CC-001587

PLANTATION PALMS HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. MARIA BAKER; UNKNOWN SPOUSE OF MARIA BAKER; 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 744, PLANTATION PALMS, PHASE SIX, according to the Plat thereof as recorded in Plat Book 48, Pages 78-81, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 3633 Morgans Bluff Court, Land O' Lakes, FL 34639 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 February 27, 2017.

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

IF YOU ARE A SUBORDINATE LIENHOLDER 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.

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 February 3, 10, 2017 17-00214P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA UCN: 512016-CC-2739CCAXWS CASE NO: 2016-CC-002739-WS

STAGECOACH PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NOGA H. REYES; UNKNOWN SPOUSE OF NOGA H. REYES; 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 6, Block 1, of STAGECOACH VILLAGE-PARCEL 5, according to the Plat thereof as recorded in Plat Book 35, Pages 143 through 144, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 3637 Mossy Oak Circle, Land O' Lakes, FL 34639 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 February 14, 2017.

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

MENT. IF YOU ARE A SUBORDINATE LIENHOLDER 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.

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 February 3, 10, 2017 17-00198P

SECOND INSERTION

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

Case #: 2010-CA-005602-ES DIVISION: J1

Carrington Mortgage Services, LLC Plaintiff, vs. William C. O'Steen AKA William C. Osteen AKA William Carl Osteen; 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; Melanie O'Steen AKA Melanie M. Osteen AKA Melanie Mari Osteen; Taylor, Bean & Whitaker Mortgage Corp., and John Doe NKA Joe O'Steen Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2010-CA-005602-ES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Carrington Mortgage Services, LLC, Plaintiff and William C. O'Steen AKA William C. Osteen AKA William Carl Osteen 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 February 27, 2017, the following described property

as set forth in said Final Judgment, to-wit:

LOT 5, BLOCK 12, CUNNINGHAM ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 82, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A 2006 SUMME MOBILE HOME ID #C1610621UA AND C1610621UB 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 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 if 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 15-286245 FC01 CGG February 3, 10, 2017 17-00218P

SECOND INSERTION

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

CASE NO.: 51-2016-CA-001284-WS WELLS FARGO BANK, N.A., Plaintiff, vs. PAULSEN, JAMES et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 23, 2017, and entered in Case No. 51-2016-CA-001284-WS 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 Connie D. Paulsen a/k/a Connie Paulsen, Florida Housing Finance Corporation, James P. Paulsen a/k/a James Paulsen, 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 1st day of March, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 12 THROUGH 15, INCLUSIVE, BLOCK 236, MOON LAKE ESTATES UNIT FOURTEEN REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 47 AND 48, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: A 1997 KINGSWOOD DOUBLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBER(S) N88248A AND N88248B AND TITLE

NUMBER(S) 74265919 AND 74265918. 12954 LADD AVE, 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 services.

Dated in Hillsborough County, Florida, this 31st day of January, 2017. Agnes Momburn, Esq. FL Bar # 77001 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH-16-006923 February 3, 10, 2017 17-00206P

SECOND INSERTION

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

CASE NO.: 51-2016-CA-000656-ES/J1 WELLS FARGO FINANCIAL SYSTEM FLORIDA, INC., Plaintiff, vs. RED SUNSET HOMES LLC, et al, Defendant(s).

To: RED SUNSET HOMES LLC Last Known Address: c/o Roberta Kaplan, as Sole Corporate Registered Agent and Binding Agent for Service of Process at 23061 Via Stel Boca Raton, FL 33433 Current Address: Unknown 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 Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 46, SABLE RIDGE, PHASE 6A1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 130, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 4526 CLARKWOOD CT, LAND O LAKES, FL 34639 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 MAR 06 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 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 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.

WITNESS my hand and the seal of this court on this 25th day of January, 2017. 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 MP - 15-207821 February 3, 10, 2017 17-00186P

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.: 2015CA002573CAAXES U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES EDWARD MORGAN A/K/A JAMES E. MORGAN, DECEASED et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 2, 2016, and entered in Case No. 2015CA002573CAAXES 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 Cynthia Williams, Josephine Morgan, Tampa Bay Federal CU, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James Edward Morgan aka James E. Morgan, deceased, 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 2nd day of March, 2017, the following described property as set forth in said Final Judgment of Foreclosure: LOT 35, BLOCK 1, TURTLE LAKES, UNIT ONE ACCORD-

ING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 77, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 1123 FOGGY RIDGE PKWY, LUTZ, FL 33559

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 30th day of January, 2017. Aleisha Hodo, Esq. FL Bar # 109121 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH-15-179330 February 3, 10, 2017 17-00205P

## 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 of 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.

## 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 pre-colonial 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. 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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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 cyber-attack. 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 a 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.

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, accessible, 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.

