

BUSINESS OBSERVER FORECLOSURE SALES

PASCO COUNTY

Case No.	Sale Date	Case Name	Sale Address	Firm Name
2016CA003087CAAXES	7/10/2017	Nationstar Mortgage vs. Timothy Kosloski et al	33511 Camerton Rd, Wesley Chapel, FL 33543	Albertelli Law
51-2015-CA-000158ES	7/10/2017	Deutsche Bank vs. Gary Lykins et al	7329 20th St, Zephyrhills, FL 33540	Albertelli Law
2015-CA-002194-ES	7/10/2017	Ocwen Loan vs. Gary G Price et al	6707 Pine Springs Dr, Wesley Chapel, FL 33545	Clarfield, Okon & Salomone, P.L.
2013-CA-005945 ES	7/10/2017	21st Mortgage vs. Gomez, Gloria et al	Lot 42, Oak Grove, PB 33 Pg 75	Greenspoon Marder, P.A. (Ft Lauderdale)
51-2012-CA-003782-ES	7/10/2017	US Bank vs. Kim Schreyer et al	Lot 16, Block 1, Westwood, PB 44 Pg 42-49	Brock & Scott, PLLC
51-2013-CA-003527-CAAX-ES	7/11/2017	Bank of America vs. Deborah S Earnest et al	Section 18, Township 26 South, Range 21 East	McCalla Raymer Leibert Pierce, LLC
51-2012-CA-005755-XXXX-ES	7/11/2017	M&T Bank vs. Mark J Taylor et al	Lot 1, Block 157, Zephyrhills, PB 1 Pg 54	McCalla Raymer Leibert Pierce, LLC
2015CA001674CAAXES	7/11/2017	U.S. Bank vs. Theresa R Spooner et al	Lot 1, The Oak, PB 21 Pg 76	Phelan Hallinan Diamond & Jones, PLC
16-003933-CA	7/11/2017	Shambu Trombo vs. Roger Alberto Llanes etc et al	Lot 6, City of Zephyrhills, PB 1 Pg 54	Pappas, George G.
2016-CA-000355-CAAX-ES	7/11/2017	U.S. Bank vs. Wagh H Mekhail et al	Lot 8, Block 19, Meadow Pointe, PB 43 Pg 111-117	SHD Legal Group
2012-CA-007405	7/12/2017	Federal National Mortgage vs. Stefanie Meyer et al	Lot 237, Waters Edge, PB 52 Pg 85	Popkin & Rosaler, P.A.
51-2016CA001271CAAXES	7/12/2017	Cocoa Properties vs. Estate of Nadine R Wooldridge et al	35906 and 35916 Valley Brook, Zephyrhills, FL 33541	Townsend & Brannon
16-CC-2425-WS	7/12/2017	Thousand Oaks East vs. David E Gilleland	Lot 33, Thousand Oaks, PB 66 Pg 45	Rabin Parker, P.A.
2015 CA 002913	7/12/2017	Wilmington Trust vs. Patricia A Plummer et al	7931 Portage Dr, Port Richey, FL 34668	Padgett Law Group
51-2014-CA-002746-WS	7/12/2017	Suntrust Bank vs. Frank Fekete et al	Lot 26, Hudson beach, PB 6 Pg 61	Alvarez, Winthrop, Thompson & Storey
2016CA002370CAAXES	7/12/2017	Bank of America vs. Richard E Brushwood et al	12367 Cassowary Lave, Springhill, FL 34610	Marinosci Law Group, P.A.
2015-CA-002752-CAAX-ES	7/12/2017	U.S. Bank vs. Otilidia Rodriguez Sapio et al	18123 Oaklawn Dr, Spring Hill, FL 34610	Marinosci Law Group, P.A.
2016-CA-001059	7/12/2017	Wells Fargo vs. Dino Miliotis et al	13811 Lavender Ave, Hudson, FL 34667	Clarfield, Okon & Salomone, P.L.
2016CA001094	7/12/2017	U.S. Bank vs. Margarita Delgado et al	5916 High St, New Port Richey, FL 34652	Clarfield, Okon & Salomone, P.L.
2016CA001052CAAXWS	7/13/2017	FNBN I LLC vs. Bridget Ann Samojedon etc et al	Lot 113, Colonial Hills, PB 9 Pg 30	McCalla Raymer Leibert Pierce, LLC
51-2016-CA-001391	7/13/2017	Deutsche Bank vs. Timothy J Moore et al	Lot 14, Block I, Hudson, ORB 329 PG 703	McCalla Raymer Leibert Pierce, LLC
2016CA003798CAAXWS	7/13/2017	Guaranteed Rate vs. Patricia Scarnati et al	4235 Savage Station Cir, New Port Richey, FL 34653	Padgett Law Group
2016-CA-0019613	7/13/2017	Bayview Loan vs. Richard J Murphy et al	13526 Maria Dr, Hudson, FL 34667	Clarfield, Okon & Salomone, P.L.
2016CA003325CAAXWS	7/13/2017	Pingora Loan vs. Samantha A Metzler et al	Aloha Gardens, Unit 2, PB 9 Pg 130	Phelan Hallinan Diamond & Jones, PLC
2016CA001527CAAXWS	7/13/2017	JPMorgan Chase vs. John S Hausman et al	Highlands Unit 9, Sec 1, Range 17 E	Phelan Hallinan Diamond & Jones, PLC
512015CA000145CAAXES	7/13/2017	U.S. ROF vs. Joe Whitlow et al	Lot 20, Suncrest Meadows, PB 55 Pg 129	McCalla Raymer Leibert Pierce, LLC
51-2016-CA-002194-WS Div. J3	7/13/2017	Wells Fargo vs. Kelly Joe Bogue etc et al	Lot 449, Aloha Gardens, PB 10 Pg 69-70	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-003043	7/13/2017	Wilmington Trust vs. Gary L Shamblen et al	Lot 3, Block 11, Meadow Pointe, PB 60 Pg 12	Silverstein, Ira Scot
2016CA004073CAAXWS	7/13/2017	Federal National Mortgage vs. Maria Vela etc et al	Lot 1060, Palm Terrace, PB 15 PG 37-38	Kahane & Associates, P.A.
2015CA002383CAAXWS Div. J3	7/13/2017	U.S. Bank vs. Mark S Alper etc et al	Lot 8, Lakewood Estates, PB 17 Pg 142-143	Shapiro, Fishman & Gache (Boca Raton)
51-2016-CA-001920-WS Div. J3	7/13/2017	U.S. Bank vs. Frank C Creamer et al	Lot 1, Block 3, Adell, PB 5 PG 29	Shapiro, Fishman & Gache (Boca Raton)
2015-CA-002845	7/13/2017	U.S. Bank vs. Barbara L Teall Unknowns et al	4130 Buena Vista Lane, Holiday FL 34691	Sirote & Permutt, PC
2016CA002888CAAXWS	7/17/2017	Federal National Mortgage vs. Tina M Chadwick etc et al	Lot 2-1, Forest Hills, PB 8 Pg 93	Kahane & Associates, P.A.
51-2016-002363-CA-WS Div. J3	7/17/2017	Deutsche Bank vs. Carroll Wicker et al	Lot 27, Block 7, Richey Lakes, PB 4 Pg 100	Shapiro, Fishman & Gache (Boca Raton)
51-2008-CA-001935	7/17/2017	Federal National Mortgage vs. Fernando L Correa Jr et al	22848 Sterling Manor LP, Lutz, FL 33549	Albertelli Law
2014CA001285CAAXWS	7/17/2017	Wells Fargo vs. Deborah Canniff et al	5020 Polar Drive, Holiday FL 34690	Albertelli Law
2016CA002693CAAXES	7/17/2017	Federal National Mortgage vs. Meena Joseph et al	Lot 3, Block 3, Cunningham, PB 5 PG 74	Aldridge Pite, LLP
2014CA001445CAAXWS	7/17/2017	Branch Banking vs. Helen Staley etc Unknowns et al	Lot 12, Palm Lakes, PB 5 PG 140	Aldridge Pite, LLP
51-2014-CA-004239-WS Div. J3	7/18/2017	The Bank of New York Mellon vs. John J Postiglione etc et al	Lot 1264, Tahitian, PB 13 PG 112	Shapiro, Fishman & Gache (Boca Raton)
2013-CA-005584	7/18/2017	ALS XII vs. Edward T Waddey et al	Lot 45, Enclave, PB 37 Pg 5-7	Bassett Law Firm, P.A.
51-2014-CA-002124-ES Div. J4	7/19/2017	U.S. Bank vs. Jason D Glann et al	Section 2, Township 26 South, Range 19 East	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-003655-ES	7/19/2017	Equity Trust vs. Alfred L Drayton et al	1801 Candlestick Ct, Lutz, FL 33559	South Milhausen, P.A.
2016-CA-000633-ES Div. J1	7/19/2017	PHH Mortgage vs. Gail L Kulwicki etc et al	Lot 9, Meadowview, PB 16 Pg 22	Shapiro, Fishman & Gache (Boca Raton)
51-2014-CA-00629	7/19/2017	Federal National Mortgage vs. Charles F Felten et al	Regency Park Uni 10, PB 15 Pg 53	McCalla Raymer Leibert Pierce, LLC
2016CA001042CAAXWS	7/19/2017	Capital One vs. Mary M Brumley etc Unknowns et al	Lot 1163, Colonial Hills, PB 12 Pg 68	Aldridge Pite, LLP
51-2015-CA-000725 ES	7/19/2017	Wilmington Savings vs. Rodger A Hazen et al	Lot 1, Angus Valley Unit 2, Sec 2, Range 19 E	Brock & Scott, PLLC
2017CA000541CAAXWS	7/19/2017	Federal National Mortgage vs. Jeff R Meyer etc et al	Lot 57, Hillandale, PB 10 Pg 127	Kahane & Associates, P.A.
2016CA001034CAAXWS	7/20/2017	Florida Community Bank vs. Charles R Clark et al	3948 Beacon Square, Unit 11-A, Holiday FL 34691	Kelley & Fulton, P.L.
2016CA002451CAAXWS	7/20/2017	Bank of America vs. David P Wasmund Jr etc et al	Section 36, Township 26 South, Range 17 East	Gladstone Law Group, P.A.
2016CA001842CAAXWS	7/20/2017	CitiMortgage vs. Jeanne Tymeson Unknowns et al	Lot 35, Meadow Oaks, PB 25 Pg 121	Gladstone Law Group, P.A.
2015-CA-001456-WS	7/20/2017	Wells Fargo vs. Tanya Webb et al	12919 Pebble Beach Cir, Hudson, FL 34667	Albertelli Law
51-2016-CA-003097-CAAX-ES	7/20/2017	MidFirst Bank vs. James R Marrell etc et al	20645 Arthur Ct, Lutz FL 33558	eXL Legal
2016CA000038CAAXWS	7/20/2017	Federal National Mortgage vs. Joshua D Mailman et al	Lot 100, Westwood Unit 2, PB 9 Pg 109	Popkin & Rosaler, P.A.
16-CC-4251	7/20/2017	Sunnybrook vs. Theresa M Amato et al	4915 Myrtle Oak Dr, #22, New Port Richey FL 34653	Cianfrone, Joseph R.
2015CA002323CAAXES	7/20/2017	Deutsche Bank vs. Fasces LLC et al	Lot 55, Chapel Pines, PB 48 Pg 82	Aldridge Pite, LLP
2016CA001304CAAXWS	7/24/2017	Wells Fargo vs. Dianna Katherine Laffey etc et al	Lot 302, Holiday Lakes, PB 24 Pg 64	Phelan Hallinan Diamond & Jones, PLC
2015CA003453CAAXES	7/24/2017	Christiana Trust vs. Marcus Roger et al	5023 Prairie View Way, Wesley Chapel FL 33544	Lender Legal Services, LLC
512009CA001514CAAXES	7/24/2017	Bank of America vs. Raphael M Adelson et al	Lot 19, Watergrass, PB 57 Pg 73	Kahane & Associates, P.A.
51-2014-CA-002168-WS	7/24/2017	LPP Mortgage vs. Michael Hodge et al	6715 Port Hudson Blvd, Hudson, FL 34667	Albertelli Law
51-2014-CA-004057 WS	7/24/2017	MidFirst Bank vs. Joseph McGuire et al	13121 Shadberry Ln, Hudson FL 34667	eXL Legal
51-2012-CA-00246-CAAX-WS J2	7/24/2017	Wells Fargo vs. Robert Emmino et al	Lot 688, Key Vista, PB 47 Pg 25-36	Aldridge Pite, LLP
2014CA002513CAAXWS	7/24/2017	Wells Fargo vs. Habiba Khan Unknowns et al	Unit 101, Bldg. K, Gulf Harbors, ORB 463 Pg 531	Aldridge Pite, LLP
2016-CC-004240-ES	7/24/2017	Saddlebrook vs. 7P Media LLC et al	5444 Saddlebrook Way #3, Wesley Chapel, FL 33543	Mankin Law Group
2017-CC-001135 Div. 37D	7/25/2017	Crestview Hills vs. Alice M Garcia	7627 Jen0 St, Zephyrhills, FL 33540	Pilka & Associates
51-2015-CA-003670-ES	7/25/2017	Wells Fargo Bank vs. Holly M McGivern et al	16716 Lemans Dr, Spring Hill, FL 34610	Albertelli Law
2016CA002229CAAXES	7/25/2017	Bank of America vs. Betty Thomas et al	19735 Causeway Blvd, Land O Lakes, FL 34638	Frenkel Lambert Weiss Weisman & Gordon
17-000301-CAAXES	7/26/2017	Lake Como Co-op vs. Marilyn J Russell et al	20500 Cot Road #356, Lutz, FL 33549	Damonte, Jonathan James Chartered
512014CA003291CAAXWS	7/26/2017	Green Tree vs. Tracie M Trotter etc et al	10649 Evening Wood Ct, Trinity, FL 34655	Padgett Law Group
2017CA000115CAAXWS	7/26/2017	Wells Fargo vs. David E Gilleland etc et al	Lot 33, Block 1, Thousand Oaks, PB 66 PG 45	Brock & Scott, PLLC
2017CA000223CAAXWS	7/26/2017	Ocwen Loan vs. Diane M Knepper etc et al	Lot 33, Hunter Ridge, PB 30 Pg 15-19	Aldridge Pite, LLP
2016CA000391CAAXES	7/27/2017	U.S. Bank vs. Tamy S McMann etc et al	Lot 29, Lake Padgett, PB 14 Pg 57-59	Aldridge Pite, LLP
51-2016-CA-000673-CAAXWS	7/31/2017	U.S. Bank vs. Betty Walter et al	Lot 224, Windsor, PB 18 Pg 141-142	Gladstone Law Group, P.A.
51-2016-CA-000928-WS Div. J2	7/31/2017	JPMorgan Chase Bank vs. Fernando Soto et al	Lot 346, Holiday Gardens, PB 9 PG 126	Shapiro, Fishman & Gache (Boca Raton)
2016CA002093CAAXES	7/31/2017	Nationstar Mortgage vs. Cassie Rogers et al	1742 Walcott St, Wesley Chapel FL 33543	Albertelli Law
2016CA002012CAAXES	7/31/2017	CIT Bank vs. Clara Jean Peterson Unknowns et al	6544 Gentle Ben Circle, Zephyrhills FL 33544	Albertelli Law
51-2015-CA-003228-CA-WS	7/31/2017	Wells Fargo vs. Ronald D Plummer et al	Lot 24, Holiday, PB 10 Pg 89	Shapiro, Fishman & Gache (Boca Raton)
2013CA006412CAAXES	8/1/2017	Ditech Financial vs. Christopher R Marshall et al	4309 Longshore Dr, Land O Lakes FL 34639	Albertelli Law
51-2012-CA-6309WS	8/2/2017	U.S. Bank vs. Joseph B Montaldi etc et al	Golden Acres, Unit 1, PB 7 Pg 82	McCalla Raymer Leibert Pierce, LLC
51-2009-CA-009488-WS	8/2/2017	HSBC Bank USA vs. Kyle A Brylow et al	2739 Big Pine Dr, Holiday FL 34691	Albertelli Law
51-2014-CA-001396WS	8/2/2017	Wells Fargo Bank vs. George Beardsley et al	7324 Otter Creek Dr, New Port Richey, FL 34655	Albertelli Law

FIRST INSERTION

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

CASE NO.: 51-2014-CA-001396WS WELLS FARGO BANK, N.A., Plaintiff, vs. GEORGE BEARDSLEY et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 2 February, 2017, and entered in Case No. 51-2014-CA-001396WS 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 George Beardsley, Maryan Beardsley a/k/a Mary A Beardsley, Nature's Hideaway Master Association, Inc., Nature's Hideaway Phase IA Homeowners Association, Inc., Unknown Party #1 n/k/a John Waskiewicz, Unknown Party #2 n/k/a Dena Waskiewicz, 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 of August, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 122, NATURES HIDEAWAY, PHASE I-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 47 THROUGH 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 7324 OTTER CREEK DRIVE NEW PORT RICHEY, FL 34655

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 3rd day of July, 2017.

Lauren Schroeder, Esq. FL Bar # 119375

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 eService: servealaw@albertellilaw.com JR- 12-108872 July 7, 14, 2017 17-01397P

FIRST INSERTION

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

Case #: 51-2015-CA-003228-CA-WS DIVISION: J2

Wells Fargo Bank, National Association Plaintiff, -vs.-

Ronald D. Plummer; Patricia A. Plummer; 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. 51-2015-CA-003228-CA-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Ronald D. Plummer 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 July 31, 2017, the following described property as set forth in said Final Judgment, to-wit: LOT 24, HOLIDAY GARDENS ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 89 AND 90, 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 15-289130 FCO1 WNI July 7, 14, 2017 17-01389P

FIRST INSERTION

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

2016CA003212CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

KATHLEEN E SUAREZ, et al., Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF KATHLEEN E SUAREZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 26, RIVERSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 95, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Brian Hummel, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 8/7/17, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer (Hillsborough/Pasco) 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 this 30 day of June, 2017.

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

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mrpllc.com 5508649 16-02292-1 July 7, 14, 2017 17-01375P

FIRST INSERTION

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

CASE NO.: 2016CA002093CAAXES

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

CASSIE ROGERS et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 14 June, 2017, and entered in Case No. 2016CA002093CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Cassie Rogers a/k/a Cassie J. Rogers, HSBC Mortgage Services Inc., Jason W. Rogers, Sterling Jewelers, Inc. d/b/a Kay Jewelers, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 31st of July, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 32, MEADOW POINTE, PARCEL 15, UNIT 2 REPLAT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 141, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 1742 WALCOTT STREET, WES-

LEY CHAPEL, FL 33543

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port 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 28th day of June, 2017.

Alberto Rodriguez, Esq. FL Bar # 0104380

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR- 16-007063 July 7, 14, 2017 17-01371P

FIRST 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. 2017CA000115CAAXWS

Wells Fargo Bank, N.A., Plaintiff, vs.

David E. Gilleland a/k/a David Gilleland; Amanda H. Gilleland; Independent Savings Plan Company d/b/a ISPC; Thousand Oaks Master Association, Inc.; Thousand Oaks East Phase 5 Homeowner's Association, Inc.; Independent Savings Plan Company d/b/a ISPC; Thousand Oaks Master Association, Inc.; Thousand Oaks East Phase 5 Homeowner's Association, Inc.; Independent Savings Plan Company d/b/a ISPC 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 26th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 33, IN BLOCK 1, OF THOUSAND OAKS EAST PHASE V, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 45, 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 3rd day of July, 2017.

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

BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6177 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 16-F07871 July 7, 14, 2017 17-01392P

FIRST INSERTION

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

CASE NO.: 2013CA006412CAAXES

DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC, Plaintiff, vs.

CHRISTOPHER R. MARSHALL, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 15, 2017, and entered in Case No. 2013CA006412CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Ditech Financial LLC fka Green Tree Servicing LLC, is the Plaintiff and Christopher R. Marshall, Unknown Spouse of Christopher R. Marshall, Lake Padgett Estates East Property Owners Association, Inc, Unknown Tenant(s), And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 1st day of August, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 128 LAKE PADGETT EAST ISLAND ESTATES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14 PAGE 57 58 AND

59 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA 4309 LONGSHORE DR, LAND O LAKES, FL 34639

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 June, 2017.

Paige Carlos, Esq. FL Bar # 99338

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH- 15-202490 July 7, 14, 2017 17-01378P

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

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www.floridapublicnotices.com

Business Observer

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2017CA000036CAAXES
DIVISION: J4
WELLS FARGO BANK, N.A., Plaintiff, vs.
BRYAN RAEUCHLE AKA BRYAN K RAEUCHLE, et al, Defendant(s).
 To: BRYAN RAEUCHLE AKA BRYAN K RAEUCHLE
 Last Known Address: 4830 Timber Way Zephyrhills, FL 33542
 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 12, COURT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES(S) 63 AND 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 A/K/A 4830 TIMBER WAY, ZEPHYRHILLS, FL 33542
 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 AUG 07 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 28 day of June, 2017.
 Paula S. O'Neil, Ph.D., Clerk & Comptroller
 Clerk of the Circuit Court
 By: Ashley Hill
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 - 16-035185
 July 7, 14, 2017 17-01366P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2017CA000541CAAXWS
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
Plaintiff, vs.
JEFF R. MEYER A/K/A JEFFREY R. MEYER, AS TRUSTEE OF THE J & K LAND TRUST DATED OCTOBER 11, 2004; JEFF R. MEYER A/K/A JEFFREY R. MEYER; UNKNOWN SPOUSE OF JEFF R. MEYER A/K/A JEFFREY R. MEYER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;
Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 14, 2017, and entered in Case No. 2017CA000541CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is Plaintiff and JEFF R. MEYER A/K/A JEFFREY R. MEYER, AS TRUSTEE OF THE J & K LAND TRUST DATED OCTOBER 11, 2004; JEFF R. MEYER A/K/A JEFFREY R. MEYER; UNKNOWN SPOUSE OF JEFF R. MEYER A/K/A JEFFREY R. MEYER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. PAULA S. O'NEIL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.RE-

ALFORECLOSE.COM, at 11:00 A.M., on the 19 day of July, 2017, the following described property as set forth in said Final Judgment, to wit:
 LOT 57, HILLANDALE UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 A person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
 This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
 Dated this 30 day of June, 2017.
 By: Sheree Edwards, Esq.
 Fla. Bar No.: 0011344
 Submitted by:
 Kahane & Associates, P.A.
 8201 Peters Road,
 Ste.3000
 Plantation, FL 33324
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 16-04182 SET
 July 7, 14, 2017 17-01377P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 51-2012-CA-002426-CAAX-WS J2
WELLS FARGO BANK, NA, Plaintiff, vs.
ROBERT EMMINO; et al. Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 23, 2017 in Civil Case No. 51-2012-CA-002426-CAAX-WS J2, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and ROBERT EMMINO; FRANCINE RUGOLO EMMINO; TB OASIS GROUP LLC; KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 A/K/A KANDICE O'TOOLE; UNKNOWN TENANT #2 N/K/A KELLY HUDSON; UNKNOWN TENANT #3 N/K/A LEE PLANTILLA; 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 are Defendants.
 The Clerk of the Court, Paula S. O'Neil, Ph.D. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 24, 2017 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 688, KEY VISTA PARCEL 18, ACCORDING TO THE MAP

OR PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGES 25 THROUGH 36, 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: 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 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 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.
 Dated this 3 day of July, 2017.
 By: John Aoraha, Esq.
 FBN: 102174
 Primary E-Mail:
 ServiceMail@aldridgepите.com
 ALDRIDGE | PITE, LLP
 Attorney for Plaintiff
 1615 South Congress Avenue Suite 200
 Delray Beach, FL 33445
 Telephone: (844) 470-8804
 Facsimile: (561) 392-6965
 1113-7602
 July 7, 14, 2017 17-01395P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIRCUIT CIVIL DIVISION
CASE NO.: 512014CA003291CAAXWS
GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 800
Tampa, FL 33607
Plaintiff(s), vs.
TRACIE M. TROTTER A/K/A TRACIE MICHELLE TROTTER; JUPITER HOUSE LLC; THE UNKNOWN SPOUSE OF TRACIE M. TROTTER; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION OF 10649 EVENING WOOD COURT, TRINITY, FL 34655,
Defendant(s).
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 21, 2017, in the above-captioned action, the Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of July, 2017 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit:
 Lot 649, Fox Wood Phase Five, according to the map or plat thereof as recorded in Plat Book 38, Pages 108 through 117, Public Records of Pasco County, Florida.
 Property address: 10649 Evening Wood Court, Trinity, FL 34655
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
 AMERICANS WITH 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, (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.
 Respectfully submitted,
 HARRISON SMALBACH, Esq.
 Florida Bar # 116255
 PADGETT LAW GROUP
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlaw.net
 Attorney for Plaintiff
 TDP File No. 14-000360-4
 July 7, 14, 2017 17-01364P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2017CA000223CAAXWS
OCWEN LOAN SERVICING, LLC,
Plaintiff, vs.
DIANE M. KNEPPER A/K/A DIANE KNEPPER; ET AL
Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 21, 2017 in Civil Case No. 2017CA000223CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, OCWEN LOAN SERVICING, LLC is the Plaintiff, and DIANE M. KNEPPER A/K/A DIANE KNEPPER; MARTIN SPRINGMAN, JR.; UNKNOWN SPOUSE OF DIANE M. KNEPPER A/K/A DIANE KNEPPER; UNKNOWN SPOUSE OF MARTIN SPRINGMAN, JR.; CAVALRY PORTFOLIO SERVICES, LLC AS ASSIGNEE OF CAVALRY SPV I, LLC ASSIGNEE OF FORD CREDIT US; HUNTER'S RIDGE HOMEOWNER'S ASSOCIATION, INC.; RIVER CROSSING UNIT ELEVEN HOMEOWNERS ASSOCIATION, INC.; 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 are Defendants.
 The Clerk of the Court, Paula S. O'Neil, Ph.D. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 26, 2017 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 33, HUNTER RIDGE,

UNIT SIX-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 15 THROUGH 19, 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
 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, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 3 day of July, 2017.
 By: John Aoraha, Esq.
 FBN: 102174
 Primary E-Mail:
 ServiceMail@aldridgepите.com
 ALDRIDGE | PITE, LLP
 Attorney for Plaintiff
 1615 South Congress Avenue Suite 200
 Delray Beach, FL 33445
 Telephone: (844) 470-8804
 Facsimile: (561) 392-6965
 1221-14570B
 July 7, 14, 2017 17-01393P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2016CA000391CAAXES
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOMEBANC MORTGAGE TRUST 2005-1, MORTGAGE BACKED NOTES,
Plaintiff, vs.
TAMY S. MCMANN A/K/A TAMY SHALLENE MCMANN A/K/A TAMY S. POTTS; THOMAS ARTHUR POTTS; LAKE PADGETT EAST ISLAND ESTATES HOMEOWNERS ASSOCIATION, INC.; CITIMORTGAGE INC.; CITIBANK N.A.; 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 are Defendants.
 The Clerk of the Court, Paula S. O'Neil, Ph.D. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 27, 2017 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 29, LAKE PADGETT EAST ISLAND ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 57-59 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
 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, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 3 day of July, 2017.
 By: John Aoraha, Esq.
 FBN: 102174
 Primary E-Mail:
 ServiceMail@aldridgepите.com
 ALDRIDGE | PITE, LLP
 Attorney for Plaintiff
 1615 South Congress Avenue Suite 200
 Delray Beach, FL 33445
 Telephone: (844) 470-8804
 Facsimile: (561) 392-6965
 1221-1174B
 July 7, 14, 2017 17-01394P

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legal@businessobserverfl.com

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000133TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE TECHNOLOGIES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000134TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE TECHNOLOGIES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000136TDAXXX
NOTICE IS HEREBY GIVEN,
That EUGENIA CARNEIRO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000137TDAXXX
NOTICE IS HEREBY GIVEN,
That DIH TAX PARTNERS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000138TDAXXX
NOTICE IS HEREBY GIVEN,
That DIH TAX PARTNERS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000131TDAXXX
NOTICE IS HEREBY GIVEN,
That MUNI TAX SERVICES LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000122TDAXXX
NOTICE IS HEREBY GIVEN,
That WOODS COVE IV LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000145TDAXXX
NOTICE IS HEREBY GIVEN,
That FLORIDA TAX LIEN ASSETS IV LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000135TDAXXX
NOTICE IS HEREBY GIVEN,
That IAN COX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000144TDAXXX
NOTICE IS HEREBY GIVEN,
That JMD HOLDINGS AND INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000129TDAXXX
NOTICE IS HEREBY GIVEN,
That VOYAGER PACIFIC FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000127TDAXXX
NOTICE IS HEREBY GIVEN,
That VOYAGER PACIFIC FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000126TDAXXX
NOTICE IS HEREBY GIVEN,
That VOYAGER PACIFIC FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000125TDAXXX
NOTICE IS HEREBY GIVEN,
That VOYAGER PACIFIC FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000124TDAXXX
NOTICE IS HEREBY GIVEN,
That VOYAGER PACIFIC FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000123TDAXXX
NOTICE IS HEREBY GIVEN,
That VOYAGER PACIFIC FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000143TDAXXX
NOTICE IS HEREBY GIVEN,
That ALTERNA FUNDING I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION
Notice of Application for Tax Deed
2017XX000142TDAXXX
NOTICE IS HEREBY GIVEN,
That ALTERNA FUNDING I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

OFFICIAL COURTHOUSE WEBSITES: Check out your notices on: www.floridapublicnotices.com
MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com
CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org
COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com
PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org
POLK COUNTY: polkcountyclerk.com | ORANGE COUNTY: myorangeclerk.com
Business Observer
LV10172

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2017 DR 2805 ES
Division: L
DALE EARIN THOMPSON, Petitioner, and CHRISTINE MARIE ROBINSON, Respondent,
TO: CHRISTINE MARIE ROBINSON
 3709 N. Armstrong St., Wichita, KS

67204.
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DALE EARIN THOMPSON, whose address is 12847 Vanessa Lane, #104, Dade City, FL 33525, on or before JUL 24 2017, and file the original with the clerk of this Court at PASCO COUNTY COURT-HOUSE, 38053 LIVE OAK AVENUE, SUITE 205, 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.
 The action is asking the court to decide how the following real or personal property should be divided: NONE
 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 address(es) 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.
 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: June 14, 2017

Paula S. O'Neil, Ph.D.,
 Clerk & Comptroller
 CLERK OF THE CIRCUIT COURT
 By: Ashley Hill
 Deputy Clerk

IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW: This form was prepared for the Petitioner. This form was completed with the assistance of: Robert Carroll, Escape My Marriage, LLC, 401 E. Jackson St., Suite 2340 Tampa FL, 33602, 813-371-1988.
 June 23, 30; July 7, 14, 2017 17-01276P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2017-CA-000199
DITECH FINANCIAL, LLC, Plaintiff, vs. JAMES HENRY MUNN A/K/A JAMES H. MUNN; SHARYN M. O'MELIA A/K/A SHARYN M. MUNN, ET AL; Defendant(s).
 To the following Defendant(s):
 JAMES HENRY MUNN A/K/A JAMES H. MUNN
 Last Known Address
 15138 TONI TERRACE
 HUDSON, FL 34669
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 PARCEL 7, J R TRAILS A PORTION OF TRACT 751, OF THE UNRECORDED PLAT, THE HIGHLANDS, IN THE SW

1/4 OF SECTION 22, TOWNSHIP 24 S, RANGE 17 E, PASCO COUNTY, FLORIDA. COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE N 00° 13'14" E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 799.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 751; A DISTANCE OF 442.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 59' 38" W ALONG THE SOUTH LINE OF SAID TRACT 751, A DISTANCE OF 442.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 59' 38" W ALONG SAID SOUTH LINE, A DISTANCE OF 195.00 FEET TO THE EAST LINE OF TONI TERRACE, A 50 FOOT RIGHT-

OF WAY; THENCE N 00° 07' 45" E ALONG SAID RIGHT-OF-WAY DISTANCE OF 264.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 751; A DISTANCE OF 195.00 FEET; THENCE S 00° 07' 45" W 264.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING WITHIN TRACTS 750 AND 751, OF THE UNRECORDED PLAT, THE HIGHLANDS, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA. COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N 00° 13'14" E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4. A DISTANCE OF 799.11

FEET; THENCE N 89°59'38" W, A DISTANCE OF 637.44 FEET TO THE EAST LINE OF TONI TERRACE, A 50 FOOT RIGHT-OF-WAY; THENCE N 00°07'45" E ALONG SAID EAST RIGHT-OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE S 89°59'38" E, 365.00 FEET; THENCE N 45°04'04" E, 35.39 FEET; THENCE N 00°07'45" E, 46.00 FEET; THENCE S 89°59'38" E, 30.00 FEET; THENCE S 00°07'45" W, 176.00 FEET; THENCE N 89°59'38" W, 30.00 FEET; THENCE N 00°07'45" E, 48.00 FEET; THENCE N 44°55'57" W, 35.32 FEET; THENCE N 89°59'38" W, 365.00 FEET TO THE POINT OF BEGINNING.
 a/k/a 15138 TONI TERR, HUDSON, FL 34669 in PASCO County FLORIDA
 has been filed against you and you are

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 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 demanded in the complaint. On or Before JUL 31 2017
 This notice is provided pursuant to Administrative Order No. 2.065.
 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, "If you are a person with a disability who needs 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: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD

Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days." The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 WITNESS my hand and the seal of this Court this 16 day of June, 2017.
 Paula S. O'Neil, Ph.D.,
 Clerk & Comptroller
 By: Michelle Elkins
 As Deputy Clerk
 Marinosci Law Group, P.C.
 100 W. Cypress Creek Road, Suite 1045
 Fort Lauderdale, FL 33309
 Telephone: (954) 644-8704
 Telefacsimile: (954) 772-960
 Our File Number: 16-11321
 June 30; July 7, 2017 17-01306P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2017CA000610CAAXES
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. CARNELL WILSON; HEATHER GEARY A/K/A HEATHER J. GEARY A/K/A HEATHER GEARY GEORGES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MIN#100133700015459095); BRIDGEWATER COMMUNITY ASSOCIATION, INC.; REALTYTR LLC, AS TRUSTEE FOR THE 6921 BELT LINK LAND TRUST DATED 02/10/2016; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).
 TO: CARNELL WILSON
 (Current Residence Unknown)
 (Last Known Address(es))
 5609 N MIAMI AVE
 TAMPA, FL 33604
 4870 BAY HERON PL, APT 301
 TAMPA, FL 33616-2922
 8450 CARRIAGE POINTE DR
 GIBSONTON, FL 33534
 6921 BELT LINK LOOP
 WESLEY CHAPEL, FL 33545
 HEATHER GEARY A/K/A HEATHER J. GEARY A/K/A HEATHER GEARY GEORGES

(Current Residence Unknown)
 (Last Known Address(es))
 5609 N MIAMI AVE
 TAMPA, FL 33604
 6921 BELT LINK LOOP
 WESLEY CHAPEL, FL 33545
 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
 (Last Known Address)
 6921 BELT LINK LOOP
 WESLEY CHAPEL, FL 33545
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 11, BLOCK 8 BRIDGEWATER PHASE 1 AND 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 A/K/A: 6921 BELT LINK LOOP, WESLEY CHAPEL, FL 33545.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or be-

fore JUL 31 2017, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 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: 727.847.7110 (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.
 WITNESS my hand and the seal of this Court this 16 day of June, 2017.
 Paula S. O'Neil, Ph.D.,
 Clerk & Comptroller
 As Clerk of the Court
 By Michelle Elkins
 As Deputy Clerk
 Brian L. Rosaler, Esquire
 POPKIN & ROSALER, P.A.
 1701 West Hillsboro Boulevard,
 Suite 400
 Deerfield Beach, FL 33442
 Attorney for Plaintiff
 16-42611
 June 30; July 7, 2017 17-01313P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2017CA001183CAAXWS/J2
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. THE ESTATE OF JAMES SCAGEL, DECEASED; JOHN JOSEPH SCAGEL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES SCAGEL, DECEASED; THE HILLSIDE CONDOMINIUMS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).
 TO: THE ESTATE OF JAMES SCAGEL, DECEASED
 (Current Residence Unknown)
 (Last Known Address)
 12042 HOOSIER COURT
 HUDSON, FL 34667
 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES SCAGEL, DECEASED
 (Last Known Address)
 12042 HOOSIER COURT
 HUDSON, FL 34667
 ALL OTHER UNKNOWN PARTIES,

SECOND INSERTION

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
 (Last Known Address)
 12042 HOOSIER COURT
 HUDSON, FL 34667
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 CONDOMINIUM UNIT 202, BUILDING 3, THE HILLSIDE A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 1919, PAGE 135, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO.
 A/K/A: 12042 HOOSIER COURT, HUDSON, FL 34667.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER,

P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before JUL 31 2017, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 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: 727.847.7110 (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.
 WITNESS my hand and the seal of this Court this 16 day of June, 2017.
 Paula S. O'Neil, Ph.D.,
 Clerk & Comptroller
 As Clerk of the Court
 By Michelle Elkins
 As Deputy Clerk
 Brian L. Rosaler, Esquire
 POPKIN & ROSALER, P.A.
 1701 West Hillsboro Boulevard, Suite 400
 Deerfield Beach, FL 33442
 Attorney for Plaintiff
 16-43741
 June 30; July 7, 2017 17-01314P

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:

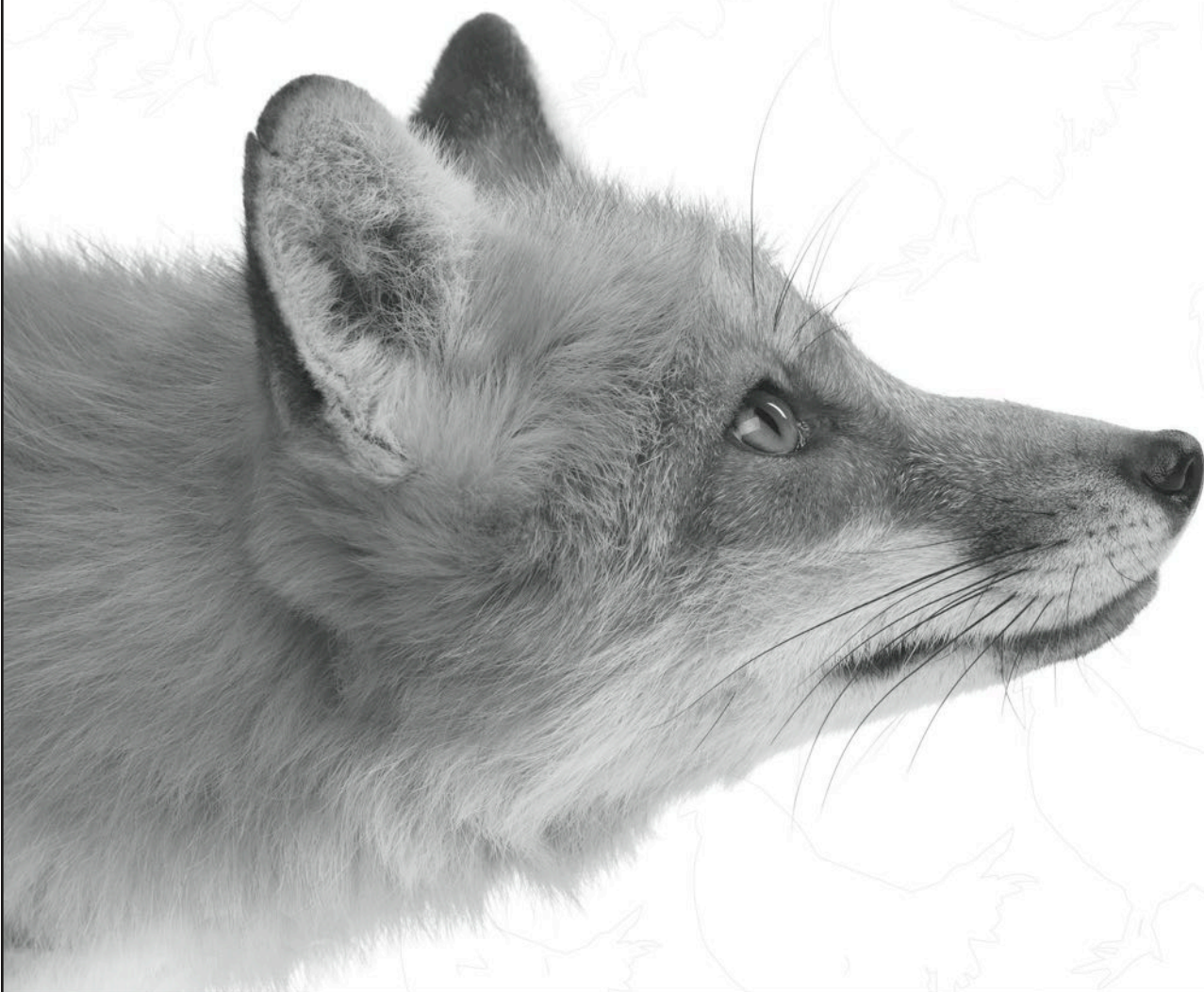
www.floridapublicnotices.com

Business
Observer

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



**Keep Public Notices
in Newspapers**



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 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.

