# PASCO COUNTY LEGAL NOTICES

#### FIRST INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

G03 : M. Trentacoste J10 : L. Mounts S13: M. Cardullo SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com January 18, 2019 AT OR AFTER: 11:00 AM.EST. Dec. 28, 2018; Jan. 4, 2019

18-02623P

## FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that MICHELLE RUIZ, owner, desiring to engage in business under the fictitious name of LITTLE Z DOG WALKING SERVICE located at 4029 PACENTE LOOP, WESLEY CHAPEL, FL 33543 in PASCO County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 28, 2018 18-02624P

## FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that BIO-MASS TECH, INC., owner, desiring to engage in business under the fictitious name of GRIFFIN BROTHERS CIVIL CONSTRUCTION located at 15212 S.R. 52, Land O' Lakes, FL 34638-6811 in PASCO County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 18-02625P

December 28, 2018

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 18-CP-1558 Division J IN RE: ESTATE OF GERNOT CHLOUBA, A/K/A GERNOT O. CHLOUBA Deceased.

The administration of the estate of Gernot Chlouba, a/k/a Gernot O. Chlouba, deceased, whose date of death was September 16, 2018, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's 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

FIRST INSERTION FORMAL NOTICE NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 18-CP-1425 **Division PROBATE** IN RE: ESTATE OF KACEN JULIUS HOWARD

**Deceased.** The administration of the Estate of Kacen Julius Howard, deceased, whose date of death was September 28, 2017, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is 7530 Little Road, New Port Richey, FL 34654. The name and address 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 28, 2018.

#### **Co-Personal Representative:** Brittany Ĥoward c/o Burke Faulkner Law, P.A.

253-A Pine Avenue North Oldsmar, FL 34677 Attorneys for Personal Representative: Debra A. Faulkner, Esq.

Robert C. Burke Jr., Esq. Burke Faulkner Law, P.A 253-A Pine Avenue North Oldsmar, FL 34677 Telephone: (727) 939-4900 Fax: (727) 214-2814 E-Mail: debbie@burkefaulknerlaw.com Secondary E-Mail: marv@burkefaulknerlaw.com Dec. 28, 2018; Jan. 4, 2019

#### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 18-CP-1717 IN RE: ESTATE OF CAROLE ANN HAWKINS.

18-02621P

Deceased. The administration of the estate of CAROLE ANN HAWKINS, deceased, whose date of death was June 30, 2018, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attor-

ney 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

# 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.: 51-2017-CA-002672-WS PINGORA LOAN SERVICING, LLC, Plaintiff, vs.

#### MARK SPIER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 13, 2018, and entered in Case No. 51-2017-CA-002672-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Pingora Loan Servicing, LLC, is the Plaintiff and Mark Spier, Kath-leen Spier, Longleaf Neighborhood Association, Inc., The Systems Depot, Inc., Unknown Party #1, Unknown Party #2, 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 23rd day of January, 2019 the following described prop-erty as set forth in said Final Judgment of Foreclosure:

LOT 5, BLOCK 40, LONGLEAF NEIGHBORHOOD THREE, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 56, PAGE 127, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 3520 ALBRITTON A/K/A

STREET, NEW PORT RICHEY, FL 34655-2140 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 22nd day of December, 2018. Andrea Allen, Esq.

FL Bar #114757 Albertelli Law Attorney for Plaintiff P.O. Box 23028

Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CN - 17-018269 Dec. 28, 2018; Jan. 4, 2019

18-02626P

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 DEPART-MENT, PASCO COUNTY GOVERN-MENT 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 im-

paired, call 711. DATED this 20 day of Dec. 2018. By: Karissa Chin-Duncan, Esq.

Florida Bar No. 98472 GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: karissa.chin-duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com 34407.0880 / ASaavedra

Dec. 28, 2018; Jan. 4, 2019 18-02614P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 51-2017-CA-002843 MIDFIRST BANK

Plaintiff, v. RICHARD D. JOHNSON; JENNIFER R. JOHNSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 18, 2018, and the Order Rescheduling Foreclosure Sale, in this cause, in the Circuit Court of Pasco County, Florida, the office of Paula S. O'Neil - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 73, RIDGE CREST GAR-DENS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 86 THROUGH 88 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 8852 CARMEN LN, PORT RICHEY, FL 34668-5203

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on Janu-

ary 17, 2019 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.

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 at St. Petersburg, Florida this 20th day of December, 2018. By: David L. Reider

FBN 95719 eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 111170122 Dec. 28, 2018; Jan. 4, 2019 18-02612P

#### 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. 2018CA000630CAAXES

# **Branch Banking and Trust** Company, Plaintiff, vs.

# Chad M. Szala, et al.,

**Defendants.** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2018, entered in Case No. 2018CA000630CAAXES of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein Branch Banking and Trust Company is the Plaintiff and Chad M. Szala; Kristen K. Szala; Hamilton Park of Pasco County Homeowner's Association, Inc. are the Defendants, that Paula O'Neil, Pasco County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.pasco.realforeclose.com, beginning at 11:00 AM on the 22nd day of January, 2019, the following described property as set forth in said Final Judgment, to wit:

LOT 43, BLOCK 1, HAMILTON PARK, ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 55, PAGES 140 THROUGH 144, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY. 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 Informa-tion 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 20 day of Dec, 2018.

Giuseppe Cataudella, Eso Florida Bar No. 88976

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6108 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com 18-F00138 Dec. 28, 2018; Jan. 4, 2019 18-02611P

#### FIRST INSERTION

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

FIRST INSERTION

**Defendants.** NOTICE IS HEREBY GIVEN pursuant described property: LOT 145, THOUSAND OAKS

EAST PHASE II AND III, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 46, PAGE 40, OF THE PUBLIC RE-CORDS 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

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

2018-CA-000994-CAAX-WS AMERICAN ADVISORS GROUP, Plaintiff, vs. HENRY DELL SIMONSEN A/K/A

DELL SIMONSEN, et. al.,

to an Order or Final Judgment entered in Case No. 2018-CA-000994-CAAX-WS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, AMERICAN ADVI-SORS GROUP, Plaintiff, and, HENRY DELL SIMONSEN A/K/A DELL SI-MONSEN, et. al., are Defendants, Clerk of the Circuit Court, Paula S. O'Neil. will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE. COM, at the hour of 11:00 A.M., on the 16th day of January, 2019, the following

CASE No.

#### THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 28, 2018.

#### **Personal Representative:** Shaun P. Thompson, a/k/a Shawn P. Thompson

1500 Waters Edge Drive, Unit U201 Tampa, Florida 33603 Attorney for Personal Representative: Brian P. Buchert, Esquire Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837 E-Mail: BBuchert@BuchertLawOffice.com Dec. 28, 2018; Jan. 4, 2019 18-02620P OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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: December 28, 2018. CYNTHIA HAWKINS Personal Representative 23 Margaret Drive Queensbury, NY 12804 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Dec. 28, 2018; Jan. 4, 2019 18-02622P

#### 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. 2013 CA 001830 NATIONSTAR MORTGAGE LLC,

#### Plaintiff, vs. BALBINA A. YOUNG, et, al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 9, 2018 in Civil Case No. 2013 CA 001830 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein NATION-STAR MORTGAGE LLC is Plaintiff and BALBINA A. YOUNG, et, al., are Defendants, the Clerk of Court PAULA S. O`NEIL, 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 11th day of February, 2019 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 36, Block H, Groves-Phase

II, according to the plat thereof as recorded in Plat Book 48, Page(s) 23 through 35, inclusive, of the Public Records of Pasco County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6 th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com 6095547 12-04994-10 Dec. 28, 2018; Jan. 4, 2019 18-02617P FOR PASCO COUNTY, FLORIDA

#### CIVIL ACTION CASE NO.: 51-2018-CA-001302-WS PINGORA LOAN SERVICING, LLC,

# Plaintiff, vs. DOMINGO LUIS HERNANDEZ, III, et al,

**Defendant**(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in Case No. 51-2018-CA-001302-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Pingora Loan Servicing, LLC. is the Plaintiff and Domingo Luis Hernandez, III, Orchid Lake Village Unit Ten Homeowner's Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 16th day of January, 2019 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 588, ORCHID LAKE VIL-LAGE, UNIT TEN, ACCORD-ING TO THE MAP OR PLATE THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 40 THROUGH 42 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7237 BOX ELDER DRIVE, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than

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 17th day of December, 2018.

Justin Ritchie, Esq. FL Bar # 106621

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CN - 17-021404 Dec. 28, 2018; Jan. 4, 2019 18-02606P

FIRST INSERTION

#### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 51-2018-CA-002431-WS WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER WITH WELLS FARGO SOUTHWEST. N.A., FKA WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB,

Plaintiff, vs. DIANNE C. KIRK, AS TRUSTEE OF THE DIANNE C. KIRK **REVOCABLE LIVING TRUST,** DATED 4/20/1994 , et al,

Defendant(s). To:

THE UNKNOWN BENEFICIARIES OF THE DIANNE C. KIRK REVO-CABLE LIVING TRUST, DATED 4/20/1994 Last Known Address: Unknown

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

Last Known Address: Unknown Current Address: Unknown

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

LOT 9, BAILEY'S BLUFF ES-TATES UNIT NO. 3, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 58, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

A/K/A 1905 GULFVIEW DR, HOLIDAY, FL 34691

has been filed against you and you are required to serve a copy of your written

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2018CA001966CAAXES THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-7, Plaintiff, vs.

MAYLY SERRANO; UNKNOWN SPOUSE OF MAYLY SERRANO; STATE OF FLORIDA DEPARTMENT OF REVENUE: CLERK OF COURTS OF PASCO COUNTY, FLORIDA; BELINDA MARRERO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

Defendants, NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 4, 2018, and entered in Case No. 2018CA001966CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-7 is Plaintiff and MAYLY SERRANO; UNKNOWN SPOUSE OF MAYLY SERRANO; BELINDA MARRERO; UNKNOWN PERSON(S) IN POS-SESSION OF THE SUBJECT PROP-ERTY; STATE OF FLORIDA DE-PARTMENT OF REVENUE; CLERK OF COURTS OF PASCO COUNTY. FLORIDA; 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.REALFORECLOSE. COM, at 11:00 A.M., on the 23rd day of January, 2019, the following described property as set forth in said Final Judgdefenses 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 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 Richev, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 21 day of December, 2018.

Clerk of the Circuit Court By: /s/ Cynthia Ferdon-Gaede Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL-18-011209 Dec. 28, 2018; Jan. 4, 2019

18-02608P

### FIRST INSERTION

ment, to wit: LOT 8 AND THE EAST 14.65 OF LOT 7, BLOCK 3, ZEPHYR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5. AT PAGE 50, OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 20 day of December, 2018. Stephanie Simmonds, Esq. Bar. No.: 85404

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.: 18-00259 SPS Dec. 28, 2018; Jan. 4, 2019 18-02615P

# FIRST INSERTION

CASE No. 51-2010-CA-006455-ES

ASSOCIATION, AS TRUSTEE FOR

LOREN V. BUBOLTZ; VERITA M.

BUBOLTZ: CARPENTERS RUN

HOMEOWNERS ASSOCITION,

INC.; BANK OF AMERCIA, N.A.

NOTICE OF SALE IS HEREBY GIVEN

pursuant to a Uniform Final Judgment

of Foreclosure dated December 6, 2018

and entered in Case No. 51-2010-CA-

006455-ES of the Circuit Court of the

6th Judicial Circuit in and for Pasco

County, Florida, wherein U.S BANK

NATIONAL ASSOCIATION, AS TRUSTEE FOR THE LXS 2006-12N,

is Plaintiff, and LOREN V. BUBOLTZ;

VERITA M. BUBOLTZ; CARPEN-

TERS RUN HOMEOWNERS ASSO-

CITION, INC.; BANK OF AMERCIA,

N.A., are the Defendants, the Office of

Paula S. O'Neil. Pasco County Clerk of

the Court will sell to the highest and

best bidder for cash via online auc-

tion at www.pasco.realforeclose.com at

11:00 A.M. on the 4th day of February

2019, the following described property

as set forth in said Uniform Final Judg-

Lot 109, CARPENTER'S RUN

PHASE 1, according to the map

or plat thereof as recorded in

Plat Book 24, Pages 122-124, in-

clusive. of the Public Records of

Property Address: 1534 Cobbler

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

Pasco County, Florida

Drive Lutz FL 33559

U.S BANK NATIONAL

THE LXS 2006-12N

Plaintiff, vs.

Defendant(s).

ment, to wit:

NOTICE OF SALE and all fixtures and personal PURSUANT TO CHAPTER 45 property located therein or IN THE CIRCUIT COURT FOR THE thereon, which are included as security in Plaintiff's mortgage. 6th JUDICIAL CIRCUIT IN AND FOR 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 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 20 day of Dec, 2018.

McCabe, Weisberg & Conway, LLC. By: Robert A. McLain, Esq.

FBN 0195121 McCabe, Weisberg & Conway, LLC Attorney for Plaintiff 500 S. Australian Avenue, Suite 1000 West Palm Beach, Florida, 33401 Telephone: (561) 713-1400 Facsimile: (561) 713-1401 Email: FLpleadings@mwc-law.com Matter Number: 14-400425 Dec. 28, 2018; Jan. 4, 2019 18-02616P

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

FLORIDA. CASE No. 2017-CA-002756-CAAX-ES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE

FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED **CERTIFICATES, SERIES** 2004-BC5, Plaintiff. vs.

#### DEICHMANN, SONIA, et. al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2017-CA-002756-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PAS-CO County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-BC5 , Plaintiff, and, DEICHMANN, SO-NIA, et. al., are Defendants, Clerk of the Circuit Court, Paula S. O'Neil, will sell to the highest bidder for cash at. WWW.PASCO.REALFORECLOSE. COM, at the hour of 11:00 A.M., on the January 16, 2019, the following de-

LOT 31, BLOCK 3, MEADOW POINT PARCEL 12, UNIT 1 AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-

# ED IN PLAT BOOK 35, PAGE 80 - 84, OF THE PUBLIC RE-CORDS 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 INFOR-MATION 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.

DATED this 20 day of Dec, 2018. By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: karissa.chin-duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com 32875.1441 / ASaavedra Dec. 28, 2018; Jan. 4, 2019 18-02613P

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.: 51-2017-CA-001466ES DIVISION: EAST PASCO

SECTION J1, J4, J5 BANK OF AMERICA, N.A., Plaintiff, vs.

#### MITCHELL AARON REEVES, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure dated October 10, 2018, and entered in Case No. 51-2017-CA-001466ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of America, N.A., is the Plaintiff and Victoria L. Reeves a/k/a Victoria Leona Reeves a/k/a Victoria Leona Hough, Mitchell Aaron Reeves, Florida State University Credit Union, Kailey Leona Sanchez, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 18th day of January, 2019 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 9, BALYEAT'S SUBDIVI-SION AT PASADENA, BEING AN UNRECORDED PLAT OF THE SOUTH 150 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC-TION 9. TOWNSHIP 25 SOUTH. RANGE 21 EAST, SAID LOT 9 OF SAID UNRECORDED PLAT BE-ING BETTER DESCRIBED AS THE WEST 100 FEET OF THE EAST 500 FEET OF THE SOUTH 150 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 25

SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 36135 LAKE PASADENA

RD, DADE CITY, FL 33525 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 19th day of December, 2018. Christos Pavlidis, Esq.

FL Bar # 100345

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CN-17-000366

Dec. 28, 2018; Jan. 4, 2019 18-02607P

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2017CA002317CAAXES U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the Holders of the RAAC Series 2007-SP3 Trust, Mortgage Asset-Backed Pass-Through

FIRST INSERTION

Certificates, Series 2007-SP3, Plaintiff, vs. Clint Smith, II a/k/a Clint Smith, et

#### al.. Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 30, 2018, entered in Case No. 2017CA002317CAAXES of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the Holders of the RAAC Series 2007-SP3 Trust, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-SP3 is the Plaintiff and Clint Smith, II a/k/a Clint Smith; Gulfshore Enterprises, LLC; Roni Group LLC; Country Walk Homeowners' Association, Inc. are the Defendants, that Paula O'Neil, Pasco County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.pasco.realforeclose.com, beginning at 11:00 AM on the 18th day of January, 2019, the following described property as set forth in said

# Final Judgment, to wit: LOT 85 OF COUNTRY WALK INCREMENT A - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 18 THROUGH 22, OF THE PUB-LIC 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 informa-

tion regarding transportation services. Dated this 20 day of Dec, 2018. Giuseppe Cataudella, Esq.

Florida Bar No. 88976 BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6108 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com 17-F01904 Dec. 28, 2018; Jan. 4, 2019

18-02610P

scribed property:

# **HOW TO PUBLISH YOUR LEGAL NOTICE IN THE** BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- · Notice of actions / Notice of sales / DOM / Name Change/ Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- · On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- · Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- · A file copy of your delivered affidavit will be sent to you.



NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2016 CA 002112 MTGLQ INVESTORS, L.P. Plaintiff(s), vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES OF WILLIAM TODD RATLIFF, DECEASED; WILLIAM LARRY **RATLIFF: CAROLYN RATLIFF:** HEATHER BOLLINGER; SHANNON BOLLINGER; SUNTRUST BANK: PASCO COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF **REVENUE; THE UNKNOWN** TENANT IN POSSESSION N/K/A JACK PACK. Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Order rescheduling foreclosure sale entered on the 12th day of December, 2018, in the abovecaptioned 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 30th day of January, 2019 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Tract 21 of the unrecorded plat of Garden Terrace Acres, being further described as follows:

A portion of Tract 52, of Port Richey Land Company's Subdivision of Section 34, Township 24 South, Range 16 East, as shown on plat recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, being further described as follows: Commence at the Southeast corner of the Southwest 1/4 of said Section 34; thence run along the East boundary of the Southwest 1/4 of said Section 34. North 00 degrees 15 minutes 57 seconds East, 996.52 feet; thence North 89 degrees 04 minutes 04 seconds West, 656.73 feet; thence North 00 degrees 16 minutes 52 seconds East, 498.33 feet; for a Point of Beginning; thence North 89 degrees 03 minutes 34 seconds West, 218.87 feet; thence North 00 degrees 17 minutes 12 seconds East, 166.13 feet; thence South 89 degrees 03 minutes 34 seconds East, 218.85

feet; thence South 00 degrees 16 minutes 52 seconds West, 166.11 feet to the Point of Beginning; the North 25 feet thereof and the East 25 feet thereof being subject to an easement for Public Road Right of Way.

Property address: 13241 Miami Street, Hudson, FL 34667

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION 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 HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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, PADGETT LAW GROUP HARRISON SMALBACH, ESQ. Florida Bar # 116255 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 13-100379-3 Dec. 28, 2018; Jan. 4, 2019 18-02618P

#### FIRST INSERTION

of Pasco, State of Florida

December 10, 2018

am.

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.

com on January 24, 2019 at 10:00

Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019

SECOND INSERTION

Notice of Application for Tax Deed

2018XX000193TDAXXX

That BONNIE JESSEE, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of property, and the names in which it was

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 1409788

Description of Property:

Name(s) in which assessed:

RENEE PORTUS

of Pasco, State of Florida

Year of Issuance: 06/01/2015

33-25-16-0030-00000-0190

LOT 19 OR 9059 PG 1645

ALKEN ACRES PB 6 PG 99

All of said property being in the County

redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller Pasco County, Florida

Deputy Clerk

18-02541P

By: Susannah Hennessy

on January 24, 2019 at 10:00 am. December 10, 2018

Dec. 21, 28, 2018; Jan. 4, 11, 2019

Unless such certificate shall be

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller

Pasco County, Florida

18-02557P

By: Susannah Hennessy

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2018CA002079CAAXES DITECH FINANCIAL LLC, PLAINTIFF, VS. JEFFREY NEAL HARDY, ET AL. DEFENDANT(S). To: Jeffrey Neal Hardy RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 29527 Birds Eve Dr, Wesley Chapel, FL 33543 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following described property located in Pasco County, Florida: Lot 10, Sable Ridge Phase 6B1, according to the plat thereof as recorded in Plat Book 40, Page(s) 141, of the Public Re-

cords of Pasco County, Florida has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg Law Group, P.A., attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Ra-ton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 1-28-19 or immediately thereafter, otherwise a default may be entered against you for the relief de-manded in the Complaint.

This notice shall be published once a

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

CASE NO.: 51-2017-CA-002209-WS DIVISION: J3/J7 NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE

COMPANY,

Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARIA J. NOETZEL, DECEASED, et al, Defendant(s).

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARIA J. NOETZEL, DECEASED Last Known Address: Unknown Current Address: Unknown

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

Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 24, WOODRIDGE ES-

TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 91 THROUGH 93, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7219 FAIRWOOD AV-ENUE, NEW PORT RICHEY, FL 34653

week for two consecutive weeks in the Business Observer. If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Date: 12-21-18 Clerk of the Circuit Court

By: /s/ Cynthia Ferdon-Gaede Deputy Clerk of the Court Tromberg Law Group, P.A. Attorneys for Plaintiff 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432 Our Case #: 18-000743-FHA-F Dec. 28, 2018; Jan. 4, 2019

18-02619P

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 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 3 day of December, 2018.

Clerk of the Circuit Court By: /s/ Cynthia Ferdon-Gaede Deputy Clerk Albertelli Law

P.O. Box 23028 Tampa, FL 33623 NL-17-014240 Dec. 28, 2018; Jan. 4, 2019 18-02609P

# SUBSEQUENT INSERTIONS

#### SECOND INSERTION

Notice of Application for Tax Deed 2018XX000199TDAXXX NOTICE IS HEREBY GIVEN,

That ALTERNA FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1407199

Year of Issuance: 06/01/2015 Description of Property: 23-24-16-0300-00000-0380 SUNNYDALE UNREC PLAT LOT 38 BEING A SUB OF LOT 8 BLOCK 7 OF GULF COAST ACRES UNIT TWO PB 5 PG 85 COM AT POINT ON NORTH LINE OF LOT 8 LY-ING N89DG 55' 20"E 964.35 FT FROM PLATTED NW COR OF LOT 8 TH N89DG 55' 20"E 50 FT TH SOODG 04' 40"E 78.96 FT TH S89DG 55' 20"W 50 FT TH NOODG 04' 40"W 78.96 FT TO POB; TOGETHER WITH PERPETUAL EASEMENT FOR INGRESS & EGRESS PER OR 4024 PG 209 OR 4259 PG 1757 Name(s) in which assessed:

ESTATE OF SANDRA JOYCE NICHOLS

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

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02547P

SECOND INSERTION

Notice of Application for Tax Deed 2018XX000202TDAXXX NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1410737 Year of Issuance: 06/01/2015 Description of Property: 15-26-16-0070-00000-1170 SUMMER LAKES TRACT 9 PB 27 PGS 141-152 LOT 117 (POR OF DRAINAGE & ACCESS EASEMENT VACATED PER RES NO 95-238 OR 3448 PG 1678) OR 8547 PG 2379 Name(s) in which assessed: MERIDITH TUBMAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk

Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02550P

#### SECOND INSERTION

Notice of Application for Tax Deed 2018XX000209TDAXXX NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1402662 Year of Issuance: 06/01/2015 Description of Property: 27-24-20-0000-00200-0000 BEGIN AT NE COR OF

#### SECOND INSERTION

Notice of Application for Tax Deed 2018XX000188TDAXXX NOTICE IS HEREBY GIVEN, That VINOD GUPTA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was ssessed are as follows: Certificate #: 1409407

Year of Issuance: 06/01/2015 Description of Property: 28-25-16-0060-00B00-0070 PR ACS NO 3 PB 6 PG 60 LOT 7 BLK B OR 3278 PG 1003

Name(s) in which assessed: BRENDA THOMPSON All of said property being in the County

of Pasco. State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018 Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk

Dec. 21, 28, 2018; Jan. 4, 11, 2019

18-02536P

#### 2018XX000194TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

LOT 30 OF TRACT 1 OR 8624

of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk

NE1/4 OF NE1/4 OF SEC TH WEST 208 FT TH SOUTH 208 FT TH EAST 208 FT TH NORTH 208 FT TO POB EXC R/W OF CR 578 ON THE NORTH & SUBJECT PERPETUAL EASEMENT FOR R/W FOR SCHARBER RD (CR577) OVER EAST 35 FT THEREOF AS PER OR 8787 PG 3447 Name(s) in which assessed: PEARL IN THE GROVE LLC CURTIS A BEEBE REBECCA L BEEBE

All of said property being in the County

SECOND INSERTION Notice of Application for Tax Deed 2018XX000190TDAXXX NOTICE IS HEREBY GIVEN, That V GUPTA INC, the holder of the

following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1403354 Year of Issuance: 06/01/2015 Description of Property: 35-25-19-0010-00000-6910 TAMPA HIGHLANDS UNREC

LOT 691 OR 8934 PG 33 Name(s) in which assessed:

LAFAYETTE LAND LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019

18-02538P

2018XX000192TDAXXX

That VIVEK GUPTA, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

Year of Issuance: 06/01/2015

09-25-16-0040-00000-0270

LOT 27 OR 8678 PG 1533

RICHARD HOLZHUETER

All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com

SECOND INSERTION

Notice of Application for Tax Deed

2018XX000200TDAXXX NOTICE IS HEREBY GIVEN,

That ALTERNA FUNDING II LLC, the

holder of the following certificates has

filed said certificate for a tax deed to be

issued thereon. The certificate number

and year of issuance, the description of

property, and the names in which it was

GARDEN TERRACE PB 7 PG

23 LOTS 54 & 55 OR 7703 PG

ESTATE OF JOSEPH P PARISI

All of said property being in the County

Unless such certificate shall be redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am.

Dec. 21, 28, 2018; Jan. 4, 11, 2019

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller

Deputy Clerk

18-02548P

Pasco County, Florida

By: Susannah Hennessy

assessed are as follows:

261

Certificate #: 1407569

Description of Property: 34-24-16-0050-00000-0540

Name(s) in which assessed:

of Pasco, State of Florida

December 10, 2018

Year of Issuance: 06/01/2015

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller

Pasco County, Florida

By: Susannah Hennessy

on January 24, 2019 at 10:00 am.

December 10, 2018

Name(s) in which assessed: LUCILLE HOLZHUETER

TRUST

TRUSTEE

PINE TREE ACS MB 5 PG 126

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 1408070

Description of Property:

SECOND INSERTION SECOND INSERTION Notice of Application for Tax Deed

Notice of Application for Tax Deed 2018XX000189TDAXXX NOTICE IS HEREBY GIVEN, That AMY GUPTA, the holder of the following certificates has filed said

certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was ssessed are as follows:

Certificate #: 1409861 Year of Issuance: 06/01/2015

Description of Property:

33-25-16-076A-00000-0600 CONGRESS PARK PB 10 PG

140 LOT 60 OR 9015 PG 2289

Name(s) in which assessed: TRUST NO 20146615

KASSANDRA SILVA-CARDO-ZO TTEE

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessv

Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02537P

Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-0254

SECOND INSERTION Notice of Application for Tax Deed

Certificate #: 1407263 Year of Issuance: 06/01/2015 Description of Property: 24-24-16-0080-00000-0300 HILLCREST ACRES REPLAT OF LOTS 9 & 10 BLK B GULF COAST ACRES ADDITION PB 5 PG 145 SAID REPLAT RE-CORDED IN OR 585 PG 476

PG 503 Name(s) in which assessed:

DAWN SOWELL All of said property being in the County

Office of Paula S. O'Neil, Ph.D.

# 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



Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02542P

# **HOW TO PUBLISH YOUR**

# LEGAL NOTICE IN THE BUSINESS OBSERVER



and select the appropriate County name from the menu option

# OR E-MAIL: legal@businessobserverfl.com



#### SECOND INSERTION

Notice of Application for Tax Deed 2018XX000197TDAXXX NOTICE IS HEREBY GIVEN That ALTERNA FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1400802 Year of Issuance: 06/01/2015 Description of Property: 27-24-21-0170-00000-0135 GRAHAM PLACE PB 2 PG 55 WEST 1/2 OF LOTS 13 14 & 15 OR 7458 PG 47 Name(s) in which assessed: RICARDO JARAMILLO ANMARIE WILLIAMS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <u>http://pasco.realtaxdeed.com</u> on January 24, 2019 at 10:00 am.

December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02545P

## 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. 2017CA000804CAAXWS LAKEVIEW LOAN SERVICING, LLC.

#### Plaintiff, vs. JOHN MINCEY A/K/A JOHN DANIEL MINCEY, et al. Defendant(s).

**b**6

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2018, and entered in 2017CA000804CAAXWS of the Circuit Court of the SIXTH Judicial Cir-cuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff and JOHN MINCEY A/K/A JOHN DANIEL MINCEY; FELINA C. MINCEY are the Defendant(s). Paula O'Neil as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on January 16, 2019, the following described property as set forth in said

Final Judgment, to wit: LOT 94, GULF HIGHLANDS UNIT ONE ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 10, PAGE 116-118, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7436 GULF HIGHLANDS DR, PORT RICHEY, FL 34668

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 DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services

Dated this 12 day of December, 2018. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 17-004768 - CrW December 21, 28, 2018 18-02580P

Property Address: 11056 Oys-

ter Bay Circle, New Port Richey,

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

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 sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance is

less than 7 days; if you are hearing im-

paired call 711. The court does not pro-

vide transportation and cannot accom-

modate for this service. Persons with

disabilities needing transportation to court should contact their local public

transportation providers for informa-

tion regarding transportation services. DATED this 18th day of December,

Florida 34654

days after the sale.

#### SECOND INSERTION

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

CASE NO. 2017-CA-000573 WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT **OPPORTUNITIES TRUST V, as** substituted Plaintiff for U.S. ROF II Legal Title Trust 2015-1, By U.S. Bank National Association, As Legal Title Trustee,

Plaintiff, vs. RICHARD S. REITER; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 11, 2018 entered in Civil Case No. 2017-CA-000573 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAV-INGS FUND SOCIETY, FSB, d/b/a CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDEN-TIAL CREDIT OPPORTUNITIES TRUST V, is Plaintiff and RICHARD S. REITER; et al., are Defendant(s). The Clerk PAULA S. O'NEIL, will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on January 17, 2019 on the following described property as set forth in said Final Judgment, to wit: LOT 315, OF WATER EDGE

PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 52, PAGE(S) 85-109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431

LAW OFFICES OF MANDEL

Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: servicesmandel@gmail.com BY: DANIEL S. MANDEL FLORIDA BAR NO. 328782 December 21, 28, 2018 18-02576P

#### SECOND INSERTION

2018

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

PURSUANT TO THIS FINAL JUDG-MENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING

SECOND INSERTION NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 6TH JUDICAL CIRCUIT. IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2018-CA-000924-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND

ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HELEN HOLLER, DECEASED, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGN-

COMPANY,

Plaintiff vs.

EES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HELEN HOLLER, DECEASED 4846 LAKE RIDGE LANE HOLIDAY, FL 34690 D. DIAMANTOPOULOS LISIKRATOUS 83 17455 ALIMOS ATHENS, GREECE AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: LOT 13, KNOLLWOOD VIL-LAGE, AS THE SAME AP-PEARS OF RECORD IN PLAT

BOOK 7, PAGE 90, OF THE

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.: 51-2018-CA-001203-ES DIVISION: EAST PASCO SECTION

J1, J4, J5

ALANA PARKER A/K/A ALANA S.

NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated December 3, 2018, and entered

in Case No. 51-2018-CA-001203-ES of

the Circuit Court of the Sixth Judicial

Circuit in and for Pasco County, Flor-

ida in which Wells Fargo Bank, N.A.,

is the Plaintiff and Alana S. Parker

Sandalwood Mobile Home Community

Homeowners Association, Inc., are de-

fendants, 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 14th day of January,

2019 the following described property

as set forth in said Final Judgment of

LOT 127 SANDALWOOD MO-

BILE HOME COMMUNITY, AS

PER MAP OR PLAT THEREOF

AS RECORDED IN PLAT BOOK

23, PAGES 149 AND 150, PUBLIC

RECORDS OF PASCO COUNTY,

TOGETHER WITH A MOBILE

HOME LOCATED THEREON

AS A PERMANENT FIXTURE AND APPURTENANCE THERE-

TO, DESCRIBED AS A 1990

FLEETCRAFT DOUBLEWIDE

WELLS FARGO BANK, N.A.,

Plaintiff, vs.

PARKER, et al,

Defendant(s).

Foreclosure:

FLORIDA

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your writ-ten defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in GOLF COAST BUSINESS REVIEW, on or before 1-21-19, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

#### IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 17 day of December 2018.

PAULA S. O'NEIL As Clerk of said Court By: /s/ Cynthia Ferdon-Gaede As Deputy Clerk

Greenspoon Marder, LLP Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 954 - 343 - 6273(33585.2208/AS) December 21, 28, 2018 18-02567P

#### SECOND INSERTION

FLK33A12851BA AND FLFLK-33B12851BA. A/K/A 36053 ZINNIA AVENUE,

ZEPHYRHILLS, FL 33541 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 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.

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

eService: servealaw@albertellilaw.com CN - 18-010683

#### SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

Case #: 2018-CA-001729 DIVISION: J2

W. Michael Kitson; Melisa Kitson;

Robert T. Mitchell; Unknown

Spouse of Robert T. Mitchell;

SunTrust Bank; Unknown Parties

in Possession #1, If living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s) who

whether said Unknown Parties

may claim an interest as Spouse,

Claimants; Unknown Parties in

Possession #2, If living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s) who

whether said Unknown Parties

may claim an interest as Spouse

Claimants

Defendant(s).

Heirs, Devisees, Grantees, or Other

NOTICE IS HEREBY GIVEN pursu-

ant to order rescheduling foreclosure

sale or Final Judgment, entered in

Civil Case No. 2018-CA-001729 of the

Circuit Court of the 6th Judicial Cir-

cuit in and for Pasco County, Florida,

wherein SunTrust Mortgage, Inc., Plaintiff and W. Michael Kitson 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

are not known to be dead or alive,

Heirs, Devisees, Grantees, or Other

are not known to be dead or alive.

SunTrust Mortgage, Inc.

Plaintiff, -vs.-

accessed through the Clerk's website at www.pasco.realforeclose.com, at 11:00 a.m. on January 17, 2019, the following described property as set forth in said Final Judgment, to-wit:

LOT 2032, REGENCY PARK, UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 16, AT PAGES 65-66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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) 998-670718-312531 FC01 SUT 18-02581P December 21, 28, 2018

#### 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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

DAVID R. NEALEY; THERESA M. NEALEY A/K/A THERESA NEALEY; LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.; JPMORGAN CHASE BANK, N.A.; 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, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of foreclosure dated December 3, 2018, and entered in Case No. 2018CA002552CAAXES of the Circuit Court in and for Pasco County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSO-CIATION is Plaintiff and DAVID R. NEALEY; THERESA M. NEALEY A/K/A THERESA NEALEY; LAKE BERNADETTE COMMUNITY AS-SOCIATION, INC.; JPMORGAN CHASE BANK, N.A.; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS 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,

www.pasco.realforeclose.com, 11:00 a.m., on January 15, 2019 the following described property as set forth in said Order or Final Judgment, to-wit: LOT 22, BLOCK 2, ENGLE-WOOD PHASE ONE, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 32, PAGE 143, OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

the highest and best bidder for cash

FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Statute Pursuant to Florida 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 December 19th 2018. SHD Legal Group P.A. Attorneys for Plaintiff 499 NŇ 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@shdlegalgroup.com By: Sandra A. Little, Esq. Florida Bar No.: 949892 Roy Diaz, Attorney of Record Florida Bar No. 767700

The court does not provide trans-

Dated in Hillsborough County, FL on the 13th day of December, 2018. /s/ Teodora Siderova Teodora Siderova, Esq. FL Bar # 125470 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile

CASE NO. 2018CA002552CAAXES

Plaintiff, vs.

CASE NO: 2018-CC-3210 SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. MELISSA COLLINS a/k/a MELISSA HORVAT; UNKNOWN SPOUSE OF MELISSA COLLINS A/K/A MELISSA HORVAT; 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 54, Block 2, SUNCOAST POINTE VILLAGES 1A AND 1B, according to the Plat thereof as recorded in Plat Book 48, Pages 68 through 71, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 2706 Heathgate Way, Land O' Lakes, FL 34638 at public sale, to the highest and best bidder, for cash, via the Internet at vww.pasco.realforeclose.com at 11:00 A.M. on January 10, 2019

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

AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM. YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richev, FL 34654: (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 December 21, 28, 2018 18-02574P

MOBILE HOME BEARING TI-TLE NUMBERS 65427040 AND 65427041; VIN NUMBERS FL-

December 21, 28, 2018 18-02561P Clerk of the Circuit Court, will sell to

1440-170288/DJ1 18-02573P December 21, 28, 2018

#### SECOND INSERTION

HOLIDAY, FL 34690 (Current Residence Unknown) (Last Known Address) 4627 KOALA DR HOLIDAY, FL 34690 UNKNOWN HEIRS, BENEFICIA-DEVISEES, ASSIGNEES, RIES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF GEORGE GIANOUTSOS, DECEASED (Last Known Address) 4627 KOALA DR HOLIDAY, FL 34690 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED. THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT. AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS

IS UNKNOWN, CLAIMING UNDER

ANY OF THE ABOVE NAMED OR

DESCRIBED DEFENDANTS

(Last Known Address)

4627 KOALA DR

YOU ARE NOTIFIED that an action for the Foreclosure of a Mortgage on the following described property: LOT 101, COUNTRY ESTATES, UNIT THREE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 8, PAGE 133, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A: 4627 KOALA DR, HOLI-DAY, FL 34690. 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 1-21-19, 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: 727.847.8110 (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.

WITNESS my hand and the seal of this Court this 17 day of December,

Paula S. O'Neil Clerk & Comptroller As Clerk of the Court By Melinda Cotugno As Deputy Clerk

Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 18-46951 December 21, 28, 2018 18-02568P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2018CA003474CAAXWS 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 GEORGE GIANOUTSOS, DECEASED; AMERICAN EXPRESS **CENTURION BANK; HARRY** GIANOUTSOS; CHRIS GIANOUTSOS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE GIANOUTSOS, DECEASED;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al, **Defendant(s).** TO: THE ESTATE OF GEORGE

GIANOUTSOS, DECEASED

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

CIVIL ACTION

CASE NO.: 51-2018-CA-003192-WS

TERCETER NIXON WATTS A/K/A

TERECETA NIXON-WATTS A/K/A

Last Known Address: 4853 Lake Ridge

ANY AND ALL UNKNOWN PAR-

TIES CLAIMING BY, THROUGH,

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

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.: 51-2018-CA-000908

DIVISION: J2 AND J6

**Defendant(s).** NOTICE IS HEREBY GIVEN Pur-

suant to a Final Judgment of Fore-

closure dated November 23,2018,

and entered in Case No. 51-2018-

CA-000908 of the Circuit Court of

the Sixth Judicial Circuit in and for

Pasco County, Florida in which Wells Fargo Bank, NA, is the Plaintiff and

Delores Hogan, Metamerica Mort-

gage Bankers Inc., a dissolved Florida

Corporation, by and through Noreen

K. Slaalien, its President, Peter Ba-

kowski, Patrick J. Hogan, Delores

Hogan, 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 Un-

known Parties May Claim an Interest

as 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

WELLS FARGO BANK, NA,

DELORES HOGAN, et al,

Plaintiff. vs.

NAMED INDIVIDUAL

THE

BANK OF AMERICA, N.A.

TERCETER NIXON WATTS

Current Address: Unknown

UNDER, AND AGAINST

Plaintiff, vs.

Defendant(s).

To:

Lane

HEREIN

ELI WATTS, et al,

Holiday, FL 34690

# PASCO COUNTY

Contact should be initiated at least

seven days before the scheduled court

appearance, or immediately upon re-

ceiving this notification if the time be-

fore the scheduled appearance is less

portation and cannot accommodate

such requests. Persons with dis-

abilities needing transportation to

court should contact their local

public transportation providers for

information regarding transportation

WITNESS my hand and the seal of

Clerk of the Circuit Court

Deputy Clerk

By: /s/ Cynthia Ferdon-Gaede

this court on this 13 day of December,

December 21, 28, 2018 18-02563P

are entitled, at no cost to you, to the

provision of certain assistance. Please

Public Information Dept., Pasco

Phone: 727.847.8110 (voice) in New

Port Richey or 352.521.4274, ext 8110

(voice) in Dade City or 711 for the hear-

Contact should be initiated at least

seven days before the scheduled court

appearance, or immediately upon re-

ceiving this notification if the time be-

fore the scheduled appearance is less

The court does not provide trans-

portation and cannot accommodate

such requests. Persons with disabilities

needing transportation to court should

contact their local public transportation

providers for information regarding

County Government Center, 7530 Little

Rd., New Port Richey, FL 34654

The court does not provide trans-

than seven days.

services.

2018.

Albertelli Law

P.O. Box 23028

CB - 18-024301

contact:

ing impaired.

than seven days.

Tampa, FL 33623

NOTICE OF SALE

CASE NO.: 2018-CA-000242-ES

BRIAN PURDY; and JENNIFER

Notice is given that pursuant to the

Final Judgment of Foreclosure dat-ed December 7, 2018, in Case No.

2018-CA-000242-ES, of the County

Court in and for Pasco County, Florida

wherein UNION PARK MASTER HO-

MEOWNERS ASSOCIATION, INC., is

the Plaintiff and BRIAN PURDY and

JENNIFER PURDY are the Defen-

dants. The Clerk of Court will sell to

the highest and best bidder for cash at

https://www.pasco.realforeclose.com,

in accordance with Section 45.031, Fla.

Stat, at 11:00 a.m., on February 7, 2019

the following described property set

Lot 11, Block 2, Union Park Phase

2A, according to the plat thereof as

recorded in Plat Book 69, pages 16

through 20, of the Public Records

of Pasco County, Florida, with

street address of: 1883 Tallulah

Terrace, Wesley 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

If you are a person with a disability

who needs any accommodation in or-

der 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) for proceedings in

New Port Richey; (352) 521- 4274, ext.

8110 (V) for proceedings in Dade City at

least seven (7) days before your sched-

uled court appearance, or immediately

days after the sale.

(407) 636-2549

December 21, 28, 2018

forth in the Order of Final Judgment:

UNION PARK MASTER

HOMEOWNERS

Plaintiff, vs.

Defendant.

PURDY.

ASSOCIATION, INC.,

SECOND INSERTION SECOND INSERTION NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF IN THE CIRCUIT COURT OF THE PASCO COUNTY FLORIDA SIXTH JUDICIAL CIRCUIT IN AND CASE NO. 2013-4777 FOR PASCO COUNTY, FLORIDA

# WILLIAM MORTGAGE INC., Plaintiff vs. BRIAN B. FRANSEN,

Defendant NOTICE IS HEREBY GIVEN that, pursuant to Order dated January 23, 2018 entered in this cause, in the Circuit Court of Pasco County, Florida, the Clerk of Court will sell the property situated in Pasco County, Florida, described as:

Lot 60, Colonial Manor Unit Nine, a subdivision according to the plat thereof as recorded in Plat Book 9, page 82 of the Public records of Paso County, Florida 5053 Farley Dr, Holiday, Fl 34690

Property Address : 5053 Farley

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

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

If you are a person with a disabil-ity 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 Cen-ter, 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Joseph N Perlman, Esquire Attorney for Plaintiff JoePerlmanLawfirm@gmail.com 1101 Belcher Rd S Unit B Largo, Fl 33771 FBN: 376663

Tel: 727-536-2711/fax 727-536-2714 December 21, 28, 2018 18-02578P

Dr, Holiday, Fl 34690

a.m. on January 17, 2019.

DAYS AFTER THE SALE.

THE EAST BOUNDARY LINE

OF SAID LOT 2100, NORTH 0

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS. 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 9, KNOLLWOOD VIL-LAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 4853 LAKE RIDGE LANE, HOLIDAY, FL 34690

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,

WHETHER SAID UNKNOWN PAR-33623, and file the original FL with this Court either before 1-21-19 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Com-

plaint 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.

POINT ON A CURVE CONCAVE

SOUTHWESTERLY HAVING A

#### SECOND INSERTION

SECOND INSERTION

County, Florida, at 11:00 AM on the 9TH Day of January, 2019 the following described property as set forth in said Final Judgment of Foreclosure: A PORTION OF TRACTS 1463

AND 1464 OF THE UNRE-CORDED PLAT OF THE HIGH-LANDS, ALSO BEING A POR-TION OF THE SOUTHWEST 4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, EX-PLICITLY DESCRIBED AS FOL-

COMMENCE AT THE SOUTH-EAST CORNER OF SAID SEC-TION 11, THENCE NORTH 89 DEGREES 20 MINUTES 15 SECONDS WEST, A DISTANCE OF 5246.46 FEET; THENCE NORTH 00 DEGREES 34 MIN-UTES 11 SECONDS EAST A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 11 SECONDS EAST, A DISTANCE OF 210.08 FEET; THENCE NORTH 78 DEGREES 35 MINUTES 01 SEC-ONDS EAST, A DISTANCE OF 303.33 FEET; THENCE SOUTH 11 DEGREES 24 MINUTES 59 SECONDS EAST, A DISTANCE OF 206.17 FEET; THENCE NORTH 83 DEGREES 39 MIN-UTES 17 SECONDS EAST, A DIS-TANCE OF 299.00 FEET; TO A

RADIUS OF 1615.17 FEET AND A CENTRAL ANGLE OF 01 DE-GREES 03 MINUTES 51 SEC-ONDS; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 30.00 FEET; SAID ARC SUB-TENDED BY A CHORD WHICH **BEARS SOUTH 06 DEGREES 52** MINUTES 39 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 644.90 FEET TO THE POINT OF BE-GINNING. TOGETHER WITH A 2001 MO-BILE HOME LOCATED THERE-ON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A DOUBLE MOBILE HOME BEARING TITLE NUMBERS 88168991, 88169064 AND VIN NUMBERS C01747AGA AND C01747BGA. A/K/A 17027 AKINS DRIVE SPRING HILL, FL 34610

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

#### NOTICE OF DEFAULT AND

FORECLOSURE SALE WHEREAS, on January 14, 2011, a certain Mortgage was executed by Raymond W. Watson, an unmarried person as Mortgagor in favor of Bank of America N.A which Mortgage was recorded Janua 1y 27, 2011, in Official Records Book 8507, Page 28 in the Office of the Clerk of the Circuit Court for Pasco County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded October 19, 2012 in Official Records Book 8772, Page 2723, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and WHEREAS, the Mortgage was as-

signed to Bank of America N.A. by Assignment recorded October 15, 2015 in Official Records Book 927 1, Page 3939, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the "Secretary"), by Assignment recorded December 30, 2015 in Official Records Book 9304, Page 34, in the Office of the Clerk of the Circuit Court for Pasco Watson, deceased, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Estate of Raymond W. Watson, deceased may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Beacon Woods East -Villages 16 & 17 Association, Inc., may claim some interest in the property hereinafter described pursuant to that certa in Declaration, as amended recorded in Official Records Book 3482, Page 871 and that certain final judgment of foreclosure recorded in Official Records Book 9801, Page 1606 all of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Beacon Woods East Master Association, In c., may claim some in terest in the property herei nafter described pursuant to that certain Declaration, as amended recorded in Official Records Book 1710, Page 165 of the Public Records of Pasco County, Florida but such interest is subordinate

Pages 1 17-121 , of the Public Records of Pasco County, Florida

Commonly known as: 14109 Agua Clara Drive, Hudson, Florida 34667

The sale will be held at 14109 Agua Clara Drive, Hudson, Florida 34667. The Secretary of Housing and Urban Development will bid \$ 166,667.84 plus interest from November 9, 2018 at a rate of \$25.07 per diem (subject to increases applicable under the Note), plus all costs of this foreclosure and costs of an owner's policy of title insurance.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or,

at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accorda nce with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: December 14, 2018 HUD Foreclosure Commissioner Bv: Michael J Posner, Esquire Ward, Damon, Posner, Pheterson & Bleau 4420 Beacon Circle West Palm Beach, Florida 33407 Tel:561/842-3000/Fax:561/842-3626 Direct Dial: 561/594-1452 STATE OF FLORIDA COUNTY OF PALM BEACH ) ss: Sworn to, subscribed and acknowledged before me this 14 day of December, 2018, by Michael J Posner, Esquire, of Ward, Damon, Posner, Pheterson & Bleau who is personally known to me. Notary Public, State of Florida My Commission Expires: CHRISTINA ZINGMAN MY COMMISSION # FF 226933 EXPIRES: July 17, 2019 Bonded Thru Notary Public Underwriters Dec. 21, 28, 2018; Jan. 4, 2019 18-02584P 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. 2017CA002837

18-02598W

SECOND INSERTION

PENNYMAC LOAN SERVICES, LLC, Plaintiff. vs.

BRENDA L. TONYAN A/K/A BRENDA L. MARTIN, ET AL., Defendants. NOTICE IS HEREBY GIVEN pursu-

ant to a Summary Final Judgment of Foreclosure entered December 13. 2018 in Civil Case No. 2017CA002837 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein PEN-NYMAC LOAN SERVICES, LLC is Plaintiff and BRENDA L. TONYAN A/K/A BRENDA L. MARTIN, ET AL., are Defendants, the Clerk of Court PAULA S. O`NEIL, Clerk & Comptroller, will sell to the highest and best bidder for cash electronically at

DEGREES 24 `41" EAST, A DIS-TANCE OF 68.17 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST BOUNDARY LINE OF SAID LOT 2100: NORTH 0 DEGREES 24`41" EAST, A DISTANCE OF 16.00 FEET TO THE SOUTHERLY RIGHT-

OF-WAY LINE OF LARKIN-WOOD LANE, AS SHOWN ON THE PLAT OF SAID BEACON WOODS VILLAGE 11-C; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LARKINWOOD LANE, A DISTANCE OF 5.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 50.00 FEET AND CHORD OF 5.00 FEET WHICH BEARS NORTH 86 DEGREES 43`21" WEST. THENCE SOUTH 16 DEGREES 40 `16" EAST, A DIS-TANCE OF 17.00 FEET TO THE POINT OF BEGINNING. 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. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6 th Street. Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 11003 6094616 17-00808-5 December 21, 28, 2018 18-02600P

Dated in Hillsborough County, Floriupon receiving this notification if the da this 11th day of December, 2018. time before the scheduled appearance is Christopher Lindhardt less than seven (7) days; if you are hear-Christopher Lindhardt, Esq. ing or voice impaired, call 711. FL Bar # 28046 DATED: December 14, 2018. By: /s/ Carlos R. Arias CARLOS R. ARIAS, ESQUIRE Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 140 North Westmonte Drive, Suite 203 Altamonte Springs, FL 32714

eService: servealaw@albertellilaw.com 18-02605P

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile

CN - 18-010424 December 21, 28, 2018

transportation services.

SECOND INSERTION

LOWS:

Plat thereof, recorded in Plat Book 32,

County, Florida; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of Section 9 of the Mortgage in that Mortgagor has died and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinguent as of November 9, 2018 is \$166,667.84 plus accrued unpaid interest, if any, late charges, if any, fees and costs: and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Raymond W. Watson may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s) may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such in terest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS . the unknown heirs and devisees may claim some interest in the property hereinafter described, as a or the heir(s) of the Estate of Raymond W.

to the lien of the Mortgage of the Secretary: and

WHEREAS Beacon Woods East Recreation Association. Inc., may claim some interest in the property hereinafter described pursuant to that certain Declaration, as amended recorded in Official Records Book 1710, Page 215 of the Public Records of Pasco County. Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, LP Assets, LLC, as Trustee may claim some interest in the property hereinafter described pursuant to that certain Certificate of Title recorded in Official Records Book 9827, Page 2916 of the Public Records of Pasco County. Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and NOW, THEREFORE, pursuant to

powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 375 1 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 31, 2017 in Official Records Book 9581, Page 512 of the Public Records of Pasco County, Florida, notice is hereby given that on January 22, 2019 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Lot 36, BEACON WOODS EAST VILLAGES 16 AND 17, according to the www.pasco.realforeclose.com in accor-dance with Chapter 45, Florida Statutes on the 17th day of January, 2019 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 2100 AND THE FOL-

LOWING DESCRIBED POR-TION OF LOT 2099 BEACON WOODS, VILLAGE 11-C. AS SHOWN ON THE PLAT RE-CORDED IN PLAT BOOK 15, PAGES 42,43 AND 44, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 2099 FOR A POINT OF BEGINNING: THENCE RUN ALONG THE SOUTH BOUND-ARY LINE OF SAID LOT 2099, NORTH 89 DEGREES 35`19" WEST, A DISTANCE OF 5.00 FEET THENCE NORTH 9 DEGREES 09`25" WEST, A DISTANCE OF 96.93 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2099: THENCE ALONG THE EAST-ERLY BOUNDARY LINE OF SAID LOT 2099, SOUTH 12 DEGREES 02`39" EAST, A DISTANCE OF 97.89 FEET TO THE POINT OF BEGINNING: LESS AND EXCEPT THE FOL-LOWING DESCRIBED POR-TION OF SAID LOT 2100: COMMENCE AT THE SOUTH-EAST CORNER OF SAID LOT 2100, THENCE RUN ALONG

#### 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. 2018CA003384CAAXWS MIDFIRST BANK, Plaintiff, vs.

#### DANIEL ANTHONY HARRISON, et al..

#### Defendants.

To: UNKNOWN SPOUSE OF JEAN MIRABITO, 42 EARLEY ST, BRONX, NY 10464

JEAN MIRABITO, 42 EARLEY ST, BRONX, NY 10464

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 677, GULF HIGHLANDS, UNIT SEVEN, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 89-91 OF THE 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, Kristina Nubaryan Girard, Attorney for Plaintiff whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 1-14-19, 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 demand in the complaint.

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 im-paired 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.

Court on the 13 day of December, 2018. CLERK OF THE CIRCUIT COURT As Clerk of the Court

BY Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 6079136 18-01564-1

## 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.: 2016CA002718CAAXES GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL Plaintiff, vs.

#### THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF LORI L. DREISBAUGH A/K/A LORI L. RILEY A/K/A LORI DREISBAUGH A/K/A LORI LEE DREISBAUGH A/K/A LORI LEE RILEY, DECEASED, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated November 20, 2018, and entered in Case No. 2016CA002718CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for PASCO COUNTY, Florida, wherein GTE FED-ERAL CREDIT UNION D/B/A/ GTE FINANCIAL, is Plaintiff, and THE UNKNOWN HEIRS OR BENEFICIA-RIES OF THE ESTATE OF LORI L. DREISBAUGH A/K/A LORI L. RILEY A/K/A LORI DREISBAUGH A/K/A LORI LEE DREISBAUGH A/K/A LORI LEE RILEY, DECEASED, 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 22 day of January, 2019, the following described property as set forth in said Final Judgment, to wit: Lots 21 and 22, ELDRED SUBDI-

VISION, as per Plat Book 3, Page 124, described as: Commence at the NW corner of the SE 1/4 of NW 1/4, Section 34, Township 24 South, Range 21 East, thence East 135.00 feet for Point of Beginning; thence South 142.50 feet, thence East 115.00 feet, thence North 142.50 feet, thence West 115.00

If you are a person with a disability

WITNESS my hand and seal of said

December 21, 28, 2018 18-02572P

feet to the Point of Beginning, 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 with-

in 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: December 17, 2018 Phelan Hallinan Diamond & Jones, PLLC Attorneys for Plaintiff 2001 NW 64th Street

Suite 100 Ft. Lauderdale, FL 33309 Tel: 954-462-7000 Fax: 954-462-7001 Service by email: FL.Service@PhelanHallinan.com By: /s/ Heather Griffiths Phelan Hallinan Diamond & Jones, PLLC Heather Griffiths, Esq., Florida Bar No. 0091444 Emilio R. Lenzi, Esq., Florida Bar No. 0668273 PH # 75549 December 21, 28, 2018 18-02577P

#### SECOND INSERTION

plaint.

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASO COUNTY. FLORIDA

CASE: 18-CC-2790/D ASHLEY PINES HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff. vs.

TONYA BELL; UNKNOWN SPOUSE OF TONYA BELL; AND UNKNOWN TENANT(S), Defendant.

TO: TONYA BELL; UNKNOWN SPOUSE OF TONYA BELL

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 29, Block 7 of ASHLEY PINES, according to the Plat thereof as recorded in Plat Book 54, Pages 88 through 96, inclusive, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. PROPERTY ADDRESS: 30903

Sonnet Glen Drive, Wesley Chapel, FL 33543 This action has been filed against vou

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

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA GENERAL JURISDICTION

DIVISION

Case No. 2017CA002849CAAXES

Company, as Trustee for Ameriquest

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated December 6, 2018, entered in

Case No. 2017CA002849CAAXES of

the Circuit Court of the Sixth Judicial

Circuit, in and for Pasco County, Florida,

wherein Deutsche Bank National Trust

Company, as Trustee for Ameriquest

Mortgage Securities Inc., Asset-Backed

2005-R2 is the Plaintiff and Tony J.

Bolin a/k/a Tony Bolin a/k/a Anthony

J. Bolin; Unknown Spouse of Tony J.

Bolin a/k/a Tony Bolin a/k/a Anthony

J. Bolin; The Unknown Heirs, Devisees

Grantees, Assignees, Lienors, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against the Estate of Marci Marie Netherly

a/k/a Marci Marie Netherly Bolin f/k/a

Marci Bolin a/k/a Marci Marie Bolin,

Deceased 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 16th day of January, 2019, the following

described property as set forth in said

THE EAST 135 FEET OF THE

NORTHEAST 1/4 OF THE

NORTHEAST 1/4 OF SECTION

Final Judgment, to wit: THE NORTH 450 FEET OF

Series

Pass-Through Certificates,

Deutsche Bank National Trust

Mortgage Securities Inc.,

Anthony J. Bolin, et al.,

Plaintiff, vs.

Defendants.

Asset-Backed Pass-Through

Certificates, Series 2005-R2,

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE N THE CIRCUIT COURT OF THE COUNTY, FLORIDA.

EAST 25 FEET THEREOF. TOGETHER WITH MOBILE HOME VIN NO'S N16618A

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

disabilities needing transportation to court should contact their local public transportation providers for informa-

Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6108 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By Giuseppe Cataudella, Esq. Florida Bar No. 88976 File # 17-F01746

# SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 51-2017-000349-CA-WS

DIVISION: J2 Wells Fargo Bank, National

#### Association Plaintiff, -vs.-

Margaret M. Mendelsohn; Unknown Spouse of Margaret M. Mendelsohn; Jerold Price; 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. 51-2017-000349-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 Margaret M. Mendelsohn are defendant(s), I, Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash In an online sale accessed through the Clerk's website at www.pasco.realforeclose.com, at 11:00 a.m. on January 23, 2019, the following described property as set forth in said Final Judgment, to-wit: LOT 1042 OF THE UNRE-

CORDED PLAT OF JASMINE LAKES, UNIT 7, A PORTION OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF LOT 1047, JASMINE LAKES, UNIT 7-B AS SHOWN ON PLAT RECORD-ED IN PLAT BOOK 12, PAGES

RECORDS OF PASCO COUN-TY, FLORIDA; THENCE RUN NORTH 0 DEGREES16'55" EAST, A DISTANCE OF 446.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43'05" WEST, A DISTANCE OF 100 FEET; THENCE NORTH 0 DEGREES 16'55" EAST, A DIS-TANCE 65 FEET; THENCE SOUTH 89 DEGREES 43'05" EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 0 DE-GREE 16'55" WEST, A DISTANCE OF 65 FEET TO THE POINT OF BEGINNING; THE WEST 10 FEET AND THE NORTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAIN-AGE AND/OR UTILITIES. THIS BEING A DESCRIPTION OF LOT 1042, UNIT 7-B JASMINE LAKES SUBDIVISION, PLAT BOOK 12 AT PAGES 80, 81 AND 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE SAID LOT 1042 BEING NOTED AS NOT BEING IN-CLUDED IN THIS PLAT.

80,81 AND 82 OF THE PUBLIC

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice im-paired, 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

16-305319 FC01 WNI December 21, 28, 2018 18-02582P

THENCE N. 55°32'32" E., 32.34

FEET ALONG SAID RIGHT

OF WAY LINE TO A POINT ON THE EAST BOUNDARY

OF THE WEST 330.00 FEET

OF THE SOUTHEAST 1/4 OF

THE SOUTHWEST 1/4 OF

SAID SECTION 35, THENCE

S. 00°40'59" W., 959.54 FEET ALONG SAID EAST BOUND-

ARY TO THE SOUTH BOUND-

ARY OF SAID SECTION 35; THENCE N. 89°26'16" W., 13.00

FEET ALONG SAID SOUTH

BOUNDARY TO THE POINT

OF BEGINNING.

LESS

#### SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY.

FLORIDA CASE NO. 2017CA002262CAAXES WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION. MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-OPT1. Plaintiff, vs.

RONALD F. SMITH; DALE P. SMITH A/K/A DALE P. KENNEDY, ET AL.

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated August 29, 2018, and entered in

Case No. 2017CA002262CAAXES, of

the Circuit Court of the Sixth Judicial

Circuit in and for PASCO County, Flori-

da. WELLS FARGO BANK, NATION-

AL ASSOCIATION AS TRUSTEE FOR

STRUCTURED ASSET SECURITIES

CORPORATION, MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES

2006-OPT1 (hereafter "Plaintiff"), is Plaintiff and RONALD F. SMITH;

Defendants

THE EAST 271.25 FEET OF THE WEST 990.00 FEET OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, LY-ING SOUTH OF THE GRAD-ED ROAD, IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 19 EAST, COUNTY, FLORIDA. PASCO

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 dis-ability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain lic 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 notifi-cation if the time before the scheduled appearance is less than seven davs. 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. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com Tammi M. Calderone, Esq. Bar Number: 84926 Email: TCalderone@vanlawfl.com AS4423-17/tro December 21, 28, 2018 18-02602P

RANGE 18 EAST, PASCO SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 25 FEET AND THE

AND N16618B. Any person claiming an interest in the Tony J. Bolin a/k/a Tony Bolin a/k/a 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

tion regarding transportation services. Dated this 18 day of Dec, 2018. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130

December 21, 28, 2018 18-02599P

5, TOWNSHIP 25 SOUTH,

#### paired 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 informa-

33761, within thirty (30) days after the

first publication of this notice and file

the original with the clerk of this Court

either before service on Plaintiff's at-

torney or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demanded in the Com-

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 sched-

uled court appearance, or immediately

upon receiving this notification if the time before the scheduled appearance is

less than 7 days; if you are hearing im-

tion regarding transportation services. WITNESS my hand and seal of this Court on the day of Dec 10 2018. PAULA S. O'NEIL Circuit and County Courts By: /s/ Gerald Salgado Deputy Clerk MANKIN LAW GROUP

Attorneys for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 December 21, 28, 2018 18-02575P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO .: 2018CA003474CAAXWS 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 GEORGE GIANOUTSOS, DECEASED; AMERICAN EXPRESS **CENTURION BANK; HARRY** GIANOUTSOS; CHRIS GIANOUTSOS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE GIANOUTSOS, DECEASED;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

TO: THE ESTATE OF GEORGE GIANOUTSOS, DECEASED

(Current Residence Unknown) (Last Known Address) 4627 KOALA DR HOLIDAY, FL 34690 UNKNOWN HEIRS, BENEFICIA-DEVISEES, ASSIGNEES, RIES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF GEORGE GIANOUTSOS DECEASED (Last Known Address) 4627 KOALA DR HOLIDAY, FL 34690 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE. OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 4627 KOALA DR

#### HOLIDAY, FL 34690 YOU ARE NOTIFIED that an action for the Foreclosure of a Mortgage on the following described property: LOT 101, COUNTRY ESTATES, UNIT THREE, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 8, PAGE 133, OF THE PUBLIC RECORDS OF PASCO COUNTY. FLORIDA.

A/K/A: 4627 KOALA DR, HOLI-DAY, FL 34690.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Ro-saler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 1-21-19, 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: 727.847.8110 (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.

WITNESS my hand and the seal of this Court this 17 day of December, 2018.

PAULA S. O'NEIL As Clerk of the Court By /s/ Cynthia Ferdon-Gaede As Deputy Clerk

Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 18-46951

December 21, 28, 2018 18-02579P



best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 16TH day of JANUARY, 2019, the following described property as set forth in said Final Judgment, to THE WEST 990.00 FEET OF

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 330.00 FEET OF THE SAME, LYING SOUTH OF THE GRADED ROAD, IN SECTION 35. TOWNSHIP 25 SOUTH. RANGE 19 EAST, PASCO COUNTY, FLORIDA

#### AND

A PARCEL OF LAND IN SEC-TION 35, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PAS-CO COUNTY, FLORIDA, BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE RUN S. 89°26'16" E., 1633.04 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 35 TO THE POINT OF BEGINNING; THENCE NORTH, 941.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SANDY LANE (60.00 FOOT RIGHT OF WAY);

JBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



#### SECOND INSERTION

**RE-NOTICE OF** FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT. IN AND FOR PASCO COUNTY. FLORIDA CIVIL DIVISION CASE NO. 2017CA001392CAAXWS JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff. vs. SANTOS RIVERA; JULIE

#### A. RIVERA A/K/A JULIE RIVERA; PASCO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS; UNITED STATES OF AMERICA BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN **DEVELOPMENT: UNKNOWN** PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY: Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated December 5, 2018, and entered in Case No. 2017CA-001392CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and SAN-TOS RIVERA; JULIE A. RIVERA A/K/A JULIE RIVERA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PASCO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS: UNIT-ED STATES OF AMERICA BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT; 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.REALFORECLOSE. COM, at 11:00 A.M., on the 10th day of

January, 2019, the following described property as set forth in said Final Judgment, to wit:

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12. PAGE(S) 145-147. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 14 day of December, 2018. Eric Knopp, Esq. Bar. No.: 709921 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.: 17-00903 JPC 18-02571P

#### 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 .: 2014-CA-000080

DIVISION: J3/J7

#### WELLS FARGO BANK, N.A., Plaintiff, vs. BLACK POINT ASSETS, INC. A FLORIDA CORPORATION, AS TRUSTEE UNDER 6205 CPB-MBS SPECIAL ASSETS LAND TRUST DATED NOVEMBER 1, 2013, et al,

**Defendant(s).** NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 19, 2018, and entered in Case No. 2014-CA-000080 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 Black Point Assets, Inc. A Florida Corporation, As Trustee Under the 6205 CPB-MBS Special Assets Land Trust dated November l, 2013, Chapel Pines Homeowners Association, Inc., Key Bank, NA, Louis Cannon a/k/a Louis H Cannon Jr, Roxanne Cannon A/K/A Roxanne S Cannon, Unknown Tenants/Owners, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on held online www.pasco.realforeclose.com: in Pasco County, Florida, Pasco County, Florida at 11:00 AM on the 9th day of January, 2019 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 18 BLOCK A CHAPEL PINES PHASE 1A ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGES 19 THROUGH 25 THE PUBLIC RECORDS OF OF PASCO COUNTY FLORIDA WITH A STREET ADDRESS OF 6205 CHAPEL PINES BOULE-

LOT 1001, EMBASSY HILLS, UNIT SIX, ACCORDING TO

A person claiming an interest in the surplus from the sale, if any, other than

This notice is provided pursuant to

December 21, 28, 2018

#### VARD ZEPHYRHILLS FLORIDA 33544

6205 CHAPEL PINES A/K/ABLVD. ZEPHYRHILLS, FL

33545Any 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 11th day of December, 2018. /s/ Christopher Lindhardt Christopher Lindhardt, Esq. FL Bar # 28046 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CN - 16-026204 December 21, 28, 2018 18-02564P

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

CIVIL DIVISION CASE NO.: 2018-CA-000895-WS REPUBLIC BANK & TRUST COMPANY, a Kentucky corporation, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSE A. RUIZ; UNKNOWN SPOUSE OF JOSE A. RUIZ; DIANA **RUIZ; UNKNOWN SPOUSE OF** DIANE RUIZ; CARMEN RUIZ; UNKNOWN SPOUSE OF CARMEN RUIZ; ZUNILDA DIAZ A/K/A BRUNILDA DIAZ; UNKNOWN SPOUSE OF ZUNILDA DIAZ A/K/A BRUNILDA DIAZ; JUAN DIAZ; UNKNOWN SPOUSE OF JUAN DIAZ; EDWIN DIAZ; UNKNOWN SPOUSE OF EDWIN DIAZ; STATE OF FLORIDA, DEPARTMENT OF REVENUÉ; CHRISTINA K. FLORES: SINDY E. RUIZ: DESPINA C. SPIROU; UNKNOWN TENANT # 1; UNKNOWN TENANT # 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, Defendants. NOTICE IS HEREBY GIVEN, that the Clerk of Court in Pasco County shall sell the property located at 7627 Limington Drive, Port Richey, Florida 34668, more specifically described as: Lot 2557, REGENCY PARK UNIT

# SECOND INSERTION

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

2017CA000468CAAXES WELLS FARGO BANK, N.A.

Plaintiff, v. EILEEN DIAZ, et al

**Defendant**(s) TO: EILEEN DIAZ RESIDENT: Unknown

LAST KNOWN ADDRESS: 1329 AMBRIDGE DRIVE, WESLEY CHAPEL, FL 33543-6880

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in PASCO County, Florida: Lot 5, Block 49, MEADOW

POINTE III PARCEL 'PP' & 'QQ', according to the map or plat thereof as recorded in Plat Book 52, Pages 59 through 65, of the Public Records of Pasco County, Florida.

has been filed against you, and you are required to serve a copy to your writ-ten defenses, if any, to this action on Phelan Hallinan Diamond & Jones, PLLC, attorneys for plaintiff, whose address is 2001 NW 64th Street, Suite 100, Ft. Lauderdale, FL 33309, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, JAN 14 2019 otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a

week for two consecutive weeks in the

#### SECOND INSERTION

NINETEEN, according to the map or plat thereof as recorded in Plat Book 25, Pages 126 through 128, inclusive, Public Records of Pasco County, Florida.

at the public sale on January 16th, 2019, at 11:00 A.M. or as soon thereafter as the sale may proceed, pursuant to the final judgment, to the highest bidder for cash at the website of www.pasco.realforeclose.com, in accordance with Chapter 45, section 45.031, Florida Statutes.

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

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:

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.

/s/ Darren Caputo Darren Caputo, Esq. Florida Bar No.: 85765 THIS INSTRUMENT PREPARED BY: Freeman, Goldis & Cash, P.A. Darren Caputo, Esquire Florida Bar No.: 85765 2553 1st Avenue North St. Petersburg, Florida 33713 P|(727)327-2258 F (727) 328-1340 Attorneys for Plaintiff December 21, 28, 2018 18-02566P

Gulf Coast Business Review

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be

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

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.

Clerk & Comptroller Clerk of the Circuit Court By Carrie Gola Deputy Clerk of the Court

Diamond & Jones, PLLC 2001 NW 64th Street Suite 100 Ft. Lauderdale, FL 33309 PH # 79974 December 21, 28, 2018 18-02601P

#### SECOND INSERTION

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

#### FLORIDA CIVIL DIVISION CASE NO. 2018CA000921CAAXWS JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION, Plaintiff. vs. LISA O. OLDFIELD; UNKNOWN SPOUSE OF LISA O. OLDFIELD; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 12, 2018, and entered in Case No. 2018CA000921CAAXWS. of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and LISA O. OLDFIELD; UNKNOWN SPOUSE OF LISA O. OLDFIELD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA DEPARTMENT OF REVENUE; 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 REALFORECLOSE.COM. at 11:00 A.M., on the 17th day of January, 2019, the following described property as set forth in said Final Judgment, to wit:

THE WEST 70 FEET OF THE EAST 275 FEET OF THE SOUTH 165 FEET OF TRACT 44, SECTION 31, TOWNSHIP 25 SOUTH, RANGE 16 EAST,

PORT RICHEY LAND COMPA-NY SUBDIVISION. ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1. PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLOR-IDA, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 18 day of December, 2018. Eric Knopp, Esq. Bar. No.: 709921 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.: 18-00218 JPC 18-02570P December 21, 28, 2018

the property owner as of the date of the Lis Pendens must file a claim within 60

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 disabil-

ity coordinator at PUBLIC INFORMA-TION DEPARTMENT, PASCO COUN-

TY GOVERNMENT CENTER, 7530

LITTLE ROAD, NEW PORT RICHEY,

FL 34654- , 727-847-8110. at least 7 days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

DATED this 11 day of Dec, 2018.

GREENSPOON MARDER, P.A.

days after the sale.

paired, call 711.

# SECOND INSERTION

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

#### CASE No. 2016-CA-002532-CAAX-ES BANK OF AMERICA, N.A., Plaintiff. vs.

#### RODRIGUEZ, JASON, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2016-CA-002532-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, BANK OF AMERI-CA, N.A., Plaintiff, and, RODRIGUEZ, JASON, et. al., are Defendants, Clerk of the Circuit Court Paula S. O'Neal, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE. COM, at the hour of 11:00 A.M., on the January 7, 2019, the following described property:

LOT 35, BLOCK 10 OF AS-BEL ESTATES PHASE 2, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE(S) 85 THROUGH 94, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than

# SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2018-CA-001099-ES TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

karissa.chin-duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 32875.0991 / ASaavedra December 21, 28, 2018 18-02569P

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.

CT, LUTZ, FL 33559

If you are a person with a disability

made prior to the scheduled hearing.

voice impaired, call 711.

DATED: 12-10-2018 Paula S. O'Neil, Ph.D.,

Phelan Hallinan

SECOND INSERTION

#### NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2018-CA-000908 **DIVISION: J2 AND J6** WELLS FARGO BANK, NA, Plaintiff, vs. DELORES HOGAN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 23,2018, and entered in Case No. 51-2018-CA-000908 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, NA, is the Plaintiff and Delores Hogan, Metamerica Mortgage Bankers Inc., a dissolved Florida Corporation, by and through Noreen K. Slaalien, its President, Peter Bakowski, Patrick J. Hogan, Delores Hogan, 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 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, at 11:00 AM on the

9TH Day of January, 2019 the following described property as set forth in said Final Judgment of Foreclosure: A PORTION OF TRACTS 1463 AND 1464 OF THE UNRE-CORDED PLAT OF THE HIGH-LANDS, ALSO BEING A POR-TION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, EX-PLICITLY DESCRIBED AS FOL-LOWS:

COMMENCE AT THE SOUTH-EAST CORNER OF SAID SEC-TION 11. THENCE NORTH 89 DEGREES 20 MINUTES 15 SECONDS WEST, A DISTANCE OF 5246.46 FEET; THENCE NORTH 00 DEGREES 34 MIN-UTES 11 SECONDS EAST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 11 SECONDS EAST, A DISTANCE OF 210.08 FEET; THENCE NORTH 78 DE-GREES 35 MINUTES 01 SEC-ONDS EAST, A DISTANCE OF 303.33 FEET; THENCE SOUTH 11 DEGREES 24 MINUTES 59 SECONDS EAST, A DISTANCE OF 206.17 FEET; THENCE NORTH 83 DEGREES 39 MIN-UTES 17 SECONDS EAST, A DISTANCE OF 299.00 FEET; TO A POINT ON A CURVE

CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1615.17 FEET AND A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 51 SECONDS; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 30.00 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 06 DEGREES 52 MIN-UTES 39 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 644.90 FEET TO THE POINT OF BE-GINNING.

TOGETHER WITH A 2001 MO-BILE HOME LOCATED THERE-ON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A DOUBLE MOBILE HOME BEARING TITLE NUMBERS 88168991, 88169064 AND VIN NUMBERS C01747AGA AND C01747BGA.

A/K/A 17027 AKINS DRIVE, SPRING HILL, FL 34610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 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 11th day of December, 2018. /s/ Christopher Lindhardt Christopher Lindhardt, Esq. FL Bar # 28046 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CN - 18-010424 December 21, 28, 2018 18-02565P

# DIVISION: EAST PASCO SECTION

#### J1, J4, J5 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. AMANDA WILMOTH A/K/A AMANDA MARIE WILMOTH, et al,

#### Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 3, 2018, and entered in Case No. 51-2018-CA-001099-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Amanda Marie Wilmoth , Florida Housing Finance Corporation , Oak Grove P.U.D. Homeowners Association, Inc., Unknown Party #1 n/k/a Jefferson Long, 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 14th day of January, 2019 the following described property as set forth in said Final Judgment of Foreclosure: LOT 74, OF OAK GROVE PHASE

4A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE(S) 16 THROUGH 18, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 24330 SUMMER WIND

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, FL on the 13th day of December, 2018. /s/ Justin Ritchie Justin Ritchie, Esq. FL Bar # 106621 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile  $eService:\ servealaw@albertellilaw.com$ CN - 18-011147 December 21, 28, 2018 18-02562P

#### SECOND INSERTION

60

Notice of Application for Tax Deed 2018XX000203TDAXXX NOTICE IS HEREBY GIVEN,

That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1412518

Year of Issuance: 06/01/2015 Description of Property: 36-26-15-0840-00000-6000 HOLIDAY LAKE ESTATES UNIT 9 PB 9 PG 132 & 133 LOT 600 OR 8541 PG 796 Name(s) in which assessed MELODY HYMER FRANKIE BARRETT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02551P

Notice of Application for Tax Deed 2018XX000210TDAXXX NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC. the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance. the description of property, and the names in which it was assessed are as follows:

Certificate #: 1400550

Year of Issuance: 06/01/2015

Description of Property: 18-24-21-0000-00100-0000 COM AT NE COR OF SEC-TION 18 TH SOODEG 06'30"W 744.72 FT TH N 89DEG 55"16"W 30.00 FT FOR POB TH CONT N89DEG 55'16"W 1295.74 FT TH N00DEG 04'11"W 82.00 FT TH N00DEG06'05"W 254.05 FTTH S89DEG44'06W 823.30 TH N48DEG21'48"E FT 621.39 FT TO INTERSEC-OF TION NORTH LINE OF NE1/4 OF SAID SEC-TION 18 TH S89DEG55'30"E 1326.58 FT TO A POINT LY-ING 360.00 FT WEST OF NE COR OF SECTION 18 SOODEG 06'30"W 88.91 ΤH FT TH N89DEG 58' 50"E

#### SECOND INSERTION

Notice of Application for Tax Deed 2018XX000212TDAXXX NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1410418

Year of Issuance: 06/01/2015 Description of Property: 08-26-16-0030-15700-0120 CITY OF NEW PORT RICHEY PB 4 PG 49 THE EAST 20 FT OF THE NORTH 75 FT OF LOT 11 & LOT 12 BLOCK 157 OR 5713 PG 1298

Name(s) in which assessed: ESTATE OF JAMES C SORENSEN All of said property being in the County of Pasco. State of Florida

SECOND INSERTION Notice of Application for Tax Deed 2018XX000204TDAXXX

NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1411270

Year of Issuance: 06/01/2015 Description of Property: 19-26-16-0520-00000-0860 WESTWOOD SUB UNIT 2 PB 9 PG 109 LOT 86 OR 8775 PG

3224 Name(s) in which assessed: P&S R E HOLDINGS LLC

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

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02552P

#### SECOND INSERTION

330.00 FT TO WEST RIGHT OF WAY OF COUNTY ROAD 41-A TH SOODEG 06'30"W 656.35 FT TO POB TO-GETHER WITH THE RIGHT OF USE & ALSO SUBJECT TO INGRESS & EGRESS & UTILITY EASEMENT BE-ING 50.00 FT WIDE & LY-ING 25.00 FT EACH SIDE OF CENTER-LINE AS DESC IN OR 3721 PG1532 & SUB-JECT TO EASEMENT PER OR 4982 PG 1889 OR 4941 PG 1486

Name(s) in which assessed. GOOD LIFE DEVELOPMENT INC

All of said property being in the County of Pasco. State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02558P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 512018CP000553CPAXWS IN RE: ESTATE OF DONALD LYNN SPENCER, Deceased.

The administration of the estate of DONALD LYNN SPENCER, deceased, File Number 512018CP000553CPAX-WS, is pending in the Circuit Court for Pasco County, Florida, Probate Divi-sion, the address of which is P.O. Box 338, New Port Richie, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, 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 WILL BE FOREVER BARRED. The date of first publication of this Notice is December 21, 2018. Personal Representative David M. Spencer, Personal Representative Attorney for Personal Representative: C. Richard Shamel, Jr. 10 Fairway Dr., #124 Deerfield Beach, Florida 33441

SECOND INSERTION Notice of Application for Tax Deed

2018XX000205TDAXXX NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1411964 Year of Issuance: 06/01/2015 Description of Property: 31-26-16-021A-00000-4490 CREST RIDGE GARDENS UNIT 5 PB 8 PG 85 LOT 449 OR 6483 PG 552

Name(s) in which assessed: AGNES L CROMACK All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02553P

SECOND INSERTION

Notice of Application for Tax Deed 2018XX000208TDAXXX NOTICE IS HEREBY GIVEN That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1408735

Year of Issuance: 06/01/2015 Description of Property: 15-25-16-0750-00000-9650 JASMINE LAKES UNIT 6A PB 10 PG 66 LOT 965 RB 1002 PG

1392 OR 4817 PG 719

Name(s) in which assessed: JAMES P BELL

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

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02556P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 51-2018-CP-001742-WS In Re The Estate Of: MELISSA SUE LITTLE, Deceased

The administration of the estate of ME-LISSA SUE LITTLE, deceased, whose date of death was September 25, 2018, is pending in the Circuit Court for PAS-CO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richev, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS (2) OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is December 21, 2018. KEVIN THOMAS - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 December 21, 28, 2018 18-02587P

SECOND INSERTION Notice of Application for Tax Deed

2018XX000206TDAXXX NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1410069 Year of Issuance: 06/01/2015 Description of Property: 03-26-16-0090-00700-0080 RICHEY LAKES NO 1 PB 4 PG 100 LOT 8 BLK 7 OR 5614 PG 1651

Name(s) in which assessed: KYLE R SCHAERFFER All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <u>http://pasco.realtaxdeed.com</u> on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02554P

SECOND INSERTION

Notice of Application for Tax Deed 2018XX000207TDAXXX NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1412048 Year of Issuance: 06/01/2015

Description of Property: 32-26-16-0120-00000-0290

DODGE CITY PB 6 PG 33 LOT 29 OR 8978 PG 75

Name(s) in which assessed: DILLA INVESTMENT GROUP

LLC All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am.

December 10. 2018 Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida

By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019

18-02555P

#### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2018-CP-1508 Division Probate IN RE: ESTATE OF DONOVAN EDWIN TODD, JR.

Deceased.

administration of the estate of DONOVAN EDWIN TODD, JR., deceased, whose date of death was June 19, 2018, 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. 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 BE-FORE 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

PROBATE DIVISION File No. 512018CP001655CPAXWS Division J IN RE: ESTATE OF PATRICIA L. O'BRIEN AKA

PATRICIA LORAINE O'BRIEN Deceased. The administration of the estate of

PATRICIA L. O'BRIEN aka PATRI-CIA LORAINE O'BRIEN, deceased, whose date of death was November 9, 2018, is pending in the Circuit Court for Pasco County, Florida, Pro-bate Division, the address of which is PO 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 ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 21, 2018.

**Personal Representative: KEVIN K. O'BRIEN** 

211 S. Poplar Street LaGrange, Indiana 46761

Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 E-Mail: jenny@siegcolelaw.com Secondary E-Mail:

eservice@siegcolelaw.com December 21, 28, 2018 18-02585P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2018CP1671WS IN RE: ESTATE OF DAVID PHILIP DASCHER,

Deceased. The administration of the estate of DAVID PHILIP DASCHER, deceased, whose date of death was November 16, 2018, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, STATE OF FLORIDA

#### PROBATE DIVISION CASE NO.: 18-CP-1484-ES IN RE: THE ESTATE OF MARJORIE PENNER, Deceased.

The administration of the estate of MARJORIE PENNER, deceased, whose date of death was September 1, 2018, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 21, 2018.

Personal Representative: LAWRENCE MASSEAU 2161 Coolridge Road

Holt, MI 48842 Attorney for Personal Representative: JOHN A. WILLIAMS, ESQ. Florida Bar Number: 0486728 AMANDA COHEN, ESQ. Florida Bar Number: 1005226 7408 Van Dyke Road Odessa, FL 33556 Telephone: (813) 402-0442 Fax: (813) 381-5138 E-Mail: jaw@johnawilliamslaw.com Secondary E-Mail: anc@johnawilliamslaw.com December 21, 28, 2018 18-02589P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 512018CP001461CPAXES

Division A IN RE: ESTATE OF

KIRK MACFARLAND KEITHLEY

AKA KIRK M. KEITHLEY

Deceased. The administration of the estate of

KIRK MACFARLAND KEITHLEY aka

KIRK M. KEITHLEY, deceased, whose

date of death was September 24, 2018,

is pending in the Circuit Court for Pasco

County, Florida, Probate Division, the address of which is PO Box 338, New

Port Richey, Florida 34656-0338. The

names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below.

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

All creditors of the decedent and oth-

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019

18-02560P

#### SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/4/19 at 10:30 am, the following mobile homes will be sold at public auction pursuant to F.S. 715.109: 1988 AMER #1A9PM3845F1057182. 1982 LEDG #9P3520XC1010110. Last Tenants: James A Gaylord & Anna J Gaylord. Sale to be held at NHC-FL140. LLC-37549 Chancey Rd, Zephyrhills, FL 33541, 813-241-8269. December 21, 28, 2018 18-02604P



Telephone: (954) 428-3700 Florida Bar #215041 18-02603P December 21, 28, 2018

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 21, 2018.

Personal Representative: THOMAS R. TODD 38 Exeter Rd.

Garland, Maine 04939 Attorney for Personal Representative: Neil R. Covert Florida Bar No. 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 18-02588P December 21, 28, 2018

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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: December 21, 2018. Signed on this 28th day of November, 2018.

#### MARC DASCHER Personal Representative

743 Adonia Street Franklin Square, NY 11010 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: 727-848-3404 Email: toni@delzercoulter.com Secondary Email: debbie@delzercoulter.com December 21, 28, 2018 18-02586P OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 21, 2018.

**Personal Representative:** KEVIN KEITHLEY

576 Selborne Road Riverside, Illinois 60546 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attornev Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com December 21, 28, 2018 18-02590P

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA003233CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, Plaintiff, VS. MICHELLE DIEHL A/K/A MICHELLE ONEY; et al., **Defendant(s).** TO: MICHELLE DIEHL A/K/A

MICHELLE ONEY Last Known Residence: 7509 MAR-SHALL DRIVE, LAND O'LAKES, FL

34638 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Pasco County, Florida:

THE FOLLOWING DE-SCRIBED PARCEL OF LAND, AND IMPROVEMENTS AND APPURTENANCES THERETO IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 266 CYPRESS BAYOU, UNRECORDED BEING FUR-THER DESCRIBED AS FOL-LOWS: BEGIN 2789.14 FEET NORTH AND 1496.93 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 18 EAST, THENCE NORTH 2 DEGREES 35 MIN-UTES 15 SECONDS WEST 281 FEET TO A POINT OF CURVE, SAID CURVE CON-CAVE TO THE NORTHWEST, RADIUS OF 300 FEET, SAID POINT OF CURVE IS NORTH 75 DEGREES 32 MINUTES 38 SECONDS EAST, 114.03 FEET FROM POINT ON THE CURVE THENCE TO THE LEFT ALONG A CHORD NORTH 60 DEGREES 27 MINUTES 16 SECONDS EAST, 43.16 FEET TO POINT OF CURVE, THENCE SOUTH 34 DEGREES 31 MINUTES 26 SECONDS EAST, 190.95 FEET, THENCE SOUTH 24 DEGREES 17 MINUTES 15 SECONDS WEST 86 FEET TO A POINT OF TANGENCY OF CURVE, SAID CURVE CON-CAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 63 DEGREES 07 MINUTES 30 SECONDS, A RADIUS OF 112.79 FEET, A LENGTH OF 124.27 FEET, THENCE TO LEFT 124.27 FEET TO POINT OF CURVE AND POINT OF BEGINNING, PASCO COUNTY FLORIDA. LESS AND EXCEPT THAT PORTION THEREOF AS CON-VEYED TO PASCO COUNTY. IN O R. BOOK 1275, PAGE 1094, PUBLIC RECORDS OF PASCO COUNTY. FLORIDA. TOGETHER WITH A 1974 NBLT MOBILE HOME, VIN #: N5325A AND N5325B

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before JAN 21 2019, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a diswho needs any accommoability dation 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 re-ceiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on Dec 13, 2018

Paula S. O'neil, Ph.D., Clerk & Comptroller As Clerk of the Court By: /s/ Carrie Jean Gola As Deputy Clerk ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 1133-1873B

December 21, 28, 2018

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2016CA003816CAAXES CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY, BUT SOLELY AS SEPARATE TRUSTEE FOR PENNYMAC LOAN TRUST 2012-NPL1, PLAINTIFF, VS.

HENRY G. BERNAL A/K/A HENRY G. BERNAL, JR., ET AL. DEFENDANT(S).

To: Black Point Assets, Inc., A Florida Corporation, as Trustee Under the 10130 Perthshire Circle Trust Dated April 1, 2013 RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: C/O Matt Mule, 13014 N. Dale Mabry Hwy #357,

Tampa, FL 33618 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Pasco County, Florida: Block 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 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg Law Group, P.A., attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the

18-02597P first publication of this notice, either before JAN 04 2019 or immediately

thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a

week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Date: Dec 4, 2018

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO .: 51-2018-CA-000992-WS WELLS FARGO BANK, NA , Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ANGEL OQUENDO, DECEASED, et al. Defendant(s). ANGEL OQUENDO, A MINOR IN CARE OF HIS NATURAL GUARD-

IAN, MIGDALIA OQUENDO Last Known Address: c/o Migdalia Oquendo, Guardian 6 Calle Principal Punta Santiago, PR 00741 Current Address: Unknown ANTHONY OQUENDO, A MINOR IN CARE OF HIS NATURAL GUARD-IAN, MIGDALIA OQUENDO Last Known Address: c/o Migdalia Oquendo, Guardian 6 Calle Principal Punta Santiago, PR 00741 Current Address: Unknown ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ANTS Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an ac-

tion to foreclose a mortgage on the following property in Pasco County, Florida: LOT 1935 AND THE SOUTH 5 FEET OF LOT 1934, EMBASSY

HILLS UNIT THIRTEEN, AS PER PLAT THEREOF, RECORD-ED IN PLAT BOOK 15, PAGE 49 THROUGH 50, OF THE PUBLIC

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO .: 51-2018-CA-003192-WS BANK OF AMERICA, N.A. Plaintiff, vs.

ELI WATTS, et al,

Defendant(s).

TERCETER NIXON WATTS A/K/A TERECETA NIXON-WATTS A/K/A TERCETER NIXON WATTS Last Known Address: 4853 Lake Ridge Lane

Holiday, FL 34690 Current Address: Unknown ANY AND ALL UNKNOWN PAR-

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

Last Known Address: Unknown Current Address: Unknown

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

RECORDS OF PASCO COUNTY, FLORIDA

A/K/A 9034 STERLING LANE, PORT RICHEY, FL 34668 has been filed against you and you are required to serve a copy of your writ-ten defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose ad-dress is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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 transporta-tion providers for information regarding transportation services. WITNESS my hand and the seal of

this court on this 30 day of November, 2018. Paula S. O'Neil, Ph.D.,

Clerk & Comptroller Clerk of the Circuit Court Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 336

December 21, 28, 2018	18-02596P
NL - 17-021131	
rampa, r L 00020	

P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 1-21-19 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 13 day of December, 2018.

P.O. Box 23028

CB-18-024301

Tampa, FL 33623

#### SECOND INSERTION Notice of Application for Tax Deed 2018XX000195TDAXXX

NOTICE IS HEREBY GIVEN That ALTERNA FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1409646

Year of Issuance: 06/01/2015

Description of Property: 32-25-16-0120-00G00-0020

JASMIN TERR PB 5 PG 113 L2 BLK G OR 6119 PG 1592 Name(s) in which assessed:

ESTATE OF IRIS C KRAY All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <u>http://pasco.realtaxdeed.com</u> on January 24, 2019 at 10:00 am. December 10, 2018

Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk

Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02543P

# SECOND INSERTION

Notice of Application for Tax Deed 2018XX000191TDAXXX NOTICE IS HEREBY GIVEN,

That VINOD GUPTA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1408417 Year of Issuance: 06/01/2015 Description of Property: 12-25-16-0090-05100-0240

GRIFFIN PARK PB 2 PG 78 LOT 24 BLOCK 51 OR 8728 PG 3120

Name(s) in which assessed: LISA BARONE

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <u>http://pasco.realtaxdeed.com</u> on January 24, 2019 at 10:00 am. December 10. 2018

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller

Pasco County, Florida By: Susannah Hennessy

Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019

18-02539P

#### SECOND INSERTION Notice of Application for Tax Deed

2018XX000198TDAXXX

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

Certificate #: 1406421 Year of Issuance: 06/01/2015 Description of Property: 18-25-17-011B-00000-1250 GOLDEN ACRES UNIT 12 PB 16 PGS 96-100 LOT 125 OR 6837 PG 1566

Name(s) in which assessed: PAUL HENNING

LINDA HENNING

All of said property being in the County

SECOND INSERTION

Notice of Application for Tax Deed 2018XX000211TDAXXX

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

Certificate #: 1404521

Year of Issuance: 06/01/2015 Description of Property:

- 06-25-18-0060-0000-0310
- DEERFIELD LAKES PB 57 PG 087 LOT 31 OR 9010 PG 198

Name(s) in which assessed:

of Pasco, State of Florida

December 10, 2018

BRYAN GEORGE KERWICK JR All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller

Pasco County, Florida

Deputy Clerk

18-02559P

By: Susannah Hennessy

on January 24, 2019 at 10:00 am.

Dec. 21, 28, 2018; Jan. 4, 11, 2019

SECOND INSERTION

Notice of Application for Tax Deed

That ALTERNA FUNDING II LLC, the

holder of the following certificates has

filed said certificate for a tax deed to be

issued thereon. The certificate number

and year of issuance, the description of property, and the names in which it was

12-25-16-0090-09700-0170 GRIFFIN PK B 2 P 78 & 78A

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at  $\underline{\text{http://pasco.realtaxdeed.com}}$ 

Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller

Pasco County, Florida

Deputy Clerk

18-02544P

By: Susannah Hennessy

on January 24, 2019 at 10:00 am.

Dec. 21, 28, 2018; Jan. 4, 11, 2019

SECOND INSERTION

Notice of Application for Tax Deed

2018XX000201TDAXXX

That PFS FINANCIAL 1 LLC, the

holder of the following certificates has

filed said certificate for a tax deed to be

issued thereon. The certificate number

and year of issuance, the description of

property, and the names in which it was assessed are as follows:

36-26-15-0890-00000-8260 HOLIDAY LAKE ESTS NO 12

B 10 P 24 LOT 826 OR 4131 PG

ESTATE OF HELMA ERIKA

Year of Issuance: 06/01/2014

NOTICE IS HEREBY GIVEN,

Certificate #: 1312127

Description of Property:

1425 OR 8463 PG 1895

Name(s) in which assessed:

HOGAN

assessed are as follows:

LOT 17 BLK 97

HENSEL

Name(s) in which assessed: ESTATE OF EVELYN J

of Pasco, State of Florida

December 10, 2018

Certificate #: 1408527

Description of Property:

Year of Issuance: 06/01/2015

2018XX000196TDAXXX NOTICE IS HEREBY GIVEN,

Clerk of the Circuit Court By: /s/ Carrie Jean Gola Deputy Clerk of the Court Tromberg Law Group, P.A. Attorneys for Plaintiff 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432 Our Case #: 18.000387-FIH December 21, 28, 2018 18-02583P

Florida:

LOT 9, KNOLLWOOD VILLAGE, ACCORDING TO THE PLAT RECORDED THEREOF IN PLAT BOOK 7, PAGE 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A 4853 LAKE RIDGE LANE, HOLIDAY, FL 34690 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

Paula S. O'Neil, Ph.D., Clerk & Comptroller Clerk of the Circuit Court Deputy Clerk Albertelli Law

December 21, 28, 2018 18-02595P

of Pasco. State of Florida.

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on January 24, 2019 at 10:00 am. December 10, 2018 Office of Paula S. O'Neil, Ph.D.

Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02546P

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <u>http://pasco.realtaxdeed.com</u> on January 24, 2019 at 10:00 am. December 10, 2018 Office of Paula S. O'Neil, Ph.D. Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk Dec. 21, 28, 2018; Jan. 4, 11, 2019 18-02549P



Choices and Solutions

# What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

# BY MILTON & ROSE FRIEDMAN

**The present welfare programs** should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

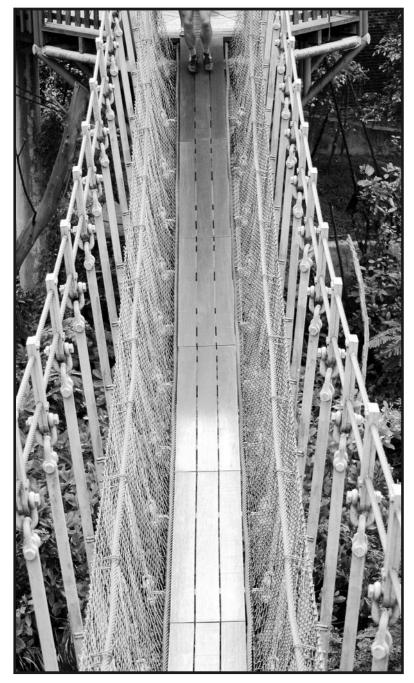
Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.



# THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.

# STEPS TO FIX ENTITLEMENTS

- Enact a "negative income tax."
- Wind down Social Security

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Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

> To simplify the discussion, let us use the simpler British term of "personal allowances" to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

## **NEGATIVE TAX HELPS POOR**

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable breakeven levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

# HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The

various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In efway to do that would be:

l. Repeal immediately the payroll tax.

2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.

3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.

4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.

5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.

6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds. This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

#### WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program induding elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the "Family Assistance Plan."

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve. The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

"strong" and "reasonable" are interpreted. Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, "The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more."

Even the \$6,000 "typical" figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: "There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time. However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience. Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington. While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

As Martin Anderson puts it in an excellent chapter on "The Impossibility of Radical Welfare Reform":

"All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

"The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

"The third is the additional cost to the taxpayers.

"To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time."