

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 DIVISION CASE NO. 512016CA003297CAAXES U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. GREENHOUSE REAL ESTATE HOLDINGS I LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR COUNTRYWIDE KB HOME LOANS, A COUNTRYWIDE MORTGAGE VENTURES, LLC SERIES; UNKNOWN SPOUSE OF TODD SCHREIER N/K/A AMANDA SCHREIER; TODD SCHREIER; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 18, 2019, and entered in Case No. 512016CA003297CAAXES of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and GREENHOUSE REAL ESTATE HOLDINGS I LLC, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR COUNTRYWIDE KB HOME LOANS, A COUNTRYWIDE MORTGAGE VENTURES, LLC SERIES; UNKNOWN SPOUSE OF TODD SCHREIER N/K/A AMANDA SCHREIER; TODD SCHREIER; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, PAULA S O'NEIL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on October 24, 2019, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 112, BLOCK 1, OF BAL-LANTRAE VILLAGES 3A & 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED 9/24/19 SHD Legal Group P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@shdlegalgroup.com By: Mehwish A Yousof Florida Bar No.: 92171 Roy Diaz, Attorney of Record Florida Bar No. 767700 1491-166255 / DL Sept. 27; Oct. 4, 2019 19-02077P

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 51-2016-CA-000395-ES DIVISION: J5 U.S. Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4 Plaintiff, vs.- Arturo L. Giammugni a/k/a Arturo Giammugni; Jenny Hernandez; Unknown Spouse of Arturo L. Giammugni a/k/a Arturo Giammugni; Unknown Spouse of Jenny Hernandez; The Preserve at Lake Thomas Homeowners' Association, Inc.; Atlantic Credit & Finance Inc., as assignee of Capital One; Capital One Bank (USA), N.A.; 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

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2019CA002577CAAXWS PENNYMAC LOAN SERVICES, LLC Plaintiff, VS. CHARLES N. WINTERS III A/K/A CHARLES N. WINTERS; ET AL Defendant(s). To the following Defendant(s): CHARLES N. WINTERS III A/K/A CHARLES N. WINTERS Last Known Address: 5627 BERLIN DR PORT RICHEY, FL 34668 UNKNOWN SPOUSE OF CHARLES N. WINTERS III A/K/A CHARLES N. WINTERS Last Known Address: 5627 BERLIN DR PORT RICHEY, FL 34668 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 58, BAY PARK ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 88, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5627 BERLIN DR, PORT RICHEY, FL 34668 PASCO has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER file the origi-

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2018-CA-001637 DIVISION: J1 JPMorgan Chase Bank, National Association Plaintiff, vs.- Artdina V. Lazo a/k/a Artdina Lazo; Leighton V. Lazo; United States of America Acting through Secretary of Housing and Urban Development; Concord Station Community Association, Inc.; Concord Station, LLP; 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 resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-001637 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Artdina V. Lazo a/k/a Artdina Lazo are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest

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 resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2016-CA-000395-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 Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4, Plaintiff and Arturo L. Giammugni a/k/a Arturo Giammugni are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., 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 October 23, 2019, the following described property as set forth in said Final Judgment, to-wit: LOTS 36 AND 37, THE PRESERVE AT LAKE THOMAS PART 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE(S) 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS THAT PART OF LOT 36 DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING A PART OF LOT 36, THE PRE-

nal 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. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.. WITNESS my hand and the seal of this Court this day of SEP 23 2019. Nikki Alvarez-Sowles, Esq. As Clerk of the Court by: /s/ Cynthia Ferdon-Gaede As Deputy Clerk Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (401) 262-2110 Our File Number: 19-02467 Sept. 27; Oct. 4, 2019 19-02067P

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 October 22, 2019, the following described property as set forth in said Final Judgment, to-wit: LOT 55, IN BLOCK L, OF CONCORD STATION, PHASE 1, UNIT G, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 33, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 (561) 998-6707 18-313202 FC01 CHE Sept. 27; Oct. 4, 2019 19-02053P

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-000225-WS DIVISION: J3/J7 WELLS FARGO BANK, NA, Plaintiff, vs. CALVIN KEMP, P.A., et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 2, 2019, and entered in Case No. 51-2017-CA-000225-WS 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 Calvin Kemp, P.A. a dissolved Florida Corporation, by and through its President, C Kemp, Calvin Kemp, Pine Ridge at Sugar Creek Homeowners Association, Inc., Unknown Party #1 n/k/a Selena Fears, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the November 5, 2019 the following described property as set forth in said Final Judgment of Foreclosure: LOT 44, PINE RIDGE AT SUGAR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 12420 RIDGEDALE DR, HUDSON, FL 34669 Any person claiming an interest in 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.: 51-2017-CA-000225-WS DIVISION: J3/J7 WELLS FARGO BANK, NA, Plaintiff, vs. CALVIN KEMP, P.A., et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 2, 2019, and entered in Case No. 51-2017-CA-000225-WS 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 Calvin Kemp, P.A. a dissolved Florida Corporation, by and through its President, C Kemp, Calvin Kemp, Pine Ridge at Sugar Creek Homeowners Association, Inc., Unknown Party #1 n/k/a Selena Fears, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the November 5, 2019 the following described property as set forth in said Final Judgment of Foreclosure: LOT 44, PINE RIDGE AT SUGAR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 12420 RIDGEDALE DR, HUDSON, FL 34669 Any person claiming an interest in the

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA000771CAAXES NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. EDWARD THEODORE WILCOX II; APRIL MONTGOMERY; UNKNOWN SPOUSE OF EDWARD THEODORE WILCOX II; UNKNOWN SPOUSE OF APRIL MONTGOMERY; LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 9, 2019 entered in Civil Case No. 2019CA000771CAAXES in the Circuit Court of the Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and EDWARD THEODORE WILCOX II; APRIL MONTGOMERY; and LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.; are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale online sale at www.pasco.realforeclose.com, beginning at 11:00 a.m.on October 15, 2019 the following described property as set forth in said Final Judgment, to-wit:-

NORTHEASTERLY BOUNDARY OF SAID LOT 36, SOUTH 36 DEGREES 53'17" EAST A DISTANCE OF 10.00 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-296890 FC01 CXE Sept. 27; Oct. 4, 2019 19-02055P

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. 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 this 23 day of September, 2019. By: /s/ Justin Swosinski Florida Bar #96533 ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com CT - 16-030436 Sept. 27; Oct. 4, 2019 19-02072P

LOT 16, BLOCK 1, ENGLEWOOD PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 143, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 35541 Wickingham Court, Zephyrhills, Florida 33541 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: Kelley Kronenberg 10360 State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jason M. Vanslette 09/24/2019 Jason M Vanslette, Esq. FBN: 92121 Service E-mail: flrealprop@kelleykronenberg.com File No.: M190100-JMV Sept. 27; Oct. 4, 2019 19-02060P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer

Public notices don't affect me. *Right?*

The property next to the lot you just bought was rezoned as land fill. Maybe you should have read the public notice in your local paper.

BE INFORMED

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NEWSPAPER OR ONLINE.



www.FloridaPublicNotices.com

