





FIRST INSERTION

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

CASE NO. 2022-CC-003935  
LAKE BERNADETTE  
COMMUNITY ASSOCIATION, INC.  
Plaintiff, vs.  
JOHN VANE AND LINDA  
JARRETT, UNKNOWN TENANT  
#1, UNKNOWN TENANT #2, AND  
ALL OTHER PERSONS IN  
POSSESSION OF THE  
SUBJECT REAL PROPERTY  
WHOSE NAMES ARE  
UNCERTAIN,  
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida, described as:

Lot 17, Block 4, EPPING FOREST AT LAKE BERNADETTE, according to plat thereof as recorded in Plat Book 28, Page 129, of the Public Records of Pasco County, Florida.  
at public sale, to the high-

est and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 22nd day of March, 2023.

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.

DATED this 17th day of February, 2023.

FRISCIA & ROSS, P.A.  
/s/ Brenton J. Ross  
Brenton J. Ross, Esquire  
Florida Bar #0012798  
5550 W. Executive Drive,  
Suite 250  
Tampa, Florida 33609  
(813) 286-0888 /  
(813) 286-0111 (FAX)  
Attorneys for Plaintiff  
Feb. 24; Mar. 3, 2023 23-00267P

FIRST INSERTION

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

Case No. 2023CA000189CAAXWS  
Wells Fargo Bank, N.A.  
Plaintiff, vs.

Gerard H. Kunnemann, Jr. a/k/a  
Gerald H. Kunnemann, Jr. a/k/a  
Gerald H. Kunnemann, Jr. a/k/a  
Gerard Kunnemann, Jr. a/k/a  
Gerald H. Kunnemann a/k/a  
Gerald Kunneman, Jr.; Unknown  
Spouse of Gerard H. Kunnemann,  
Jr. a/k/a Gerald H. Kunnemann,  
Jr. a/k/a Gerald H. Kunnemann,  
Jr. a/k/a Gerald Kunnemann, Jr.  
a/k/a Gerald H. Kunnemann a/k/a  
Gerald Kunneman, Jr.; Unknown  
Spouse of Gerald H. Kunnemann,  
Sr.; Pasco County Board Of County  
Commissioners (Community  
Development Division)  
Defendants.

TO: Unknown Spouse of Gerald H. Kunnemann, Sr.  
Last Known Address: 4107 Pecos Dr  
New Port Richey, FL 34653

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

LOT 73, VIRGINIA CITY UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF OS RECORDED IN PLAT BOOT 12, PAGE II3, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001

NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before March 27th, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on February 20th 2023.

Nikki Alvarez-Sowles  
As Clerk of the Court  
(SEAL) By /s/ Brooklyn Horner  
As Deputy Clerk

Julie York, Esquire  
Brock & Scott, PLLC.  
the Plaintiff's attorney  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
File # 22-F01835  
Feb. 24; Mar. 3, 2023 23-00270P

FIRST INSERTION

NOTICE OF ACTION  
(For Constructive Service)  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR  
PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 22-CA-002587-WS  
Division J-3

JAMES R. PANT  
PLAINTIFF(S), vs.  
ESTATE OF WILLIAM A. FRANZ,  
UNKNOWN HEIRS, BENEFICIARIES,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A. FRANZ, TWIN LAKES VILLAGE FIRST CONDOMINTUM ASSOCIATION, INC., SHARON ANN FRANZ, UNKNOWN SPOUSE OF SHARON ANN FRANZ SHARON K. FRANZ, UNKNOWN SPOUSE OF SHARON K. FRANZ and ANY AND ALL UNKNOWN TENANTS.  
DEFENDANT(S).

TO: Unknown Heirs of the Estate of William A. Franz  
5414 CHAD PLACE  
NEW PORT RICHEY, FLORIDA  
34652

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

02-24-2023  
03-03-2023  
Apartment 143 of Twin Lakes Village First Condominium Association, Inc., Sixth Building, a Condominium, according to the Declaration of Condominium of Twin Lakes Village First, dated the 15th day of October 1974 in O.R. Book 769, Page 1372, and Amendment recorded in O.R. Book 884, Page 216, of the Public Records of Pasco County, Florida, and is commonly referred to as 5414 Chad Place, New Port Richey, Florida 34652, Parcel ID No.: 17-26-16-062E-00600-

1430 (hereinafter the "Property"),

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on The Law Offices of Jeffrey A. Herzog, 3106 Alternate US 19, Palm Harbor, Florida 34683, on or before March 27th, 2023, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

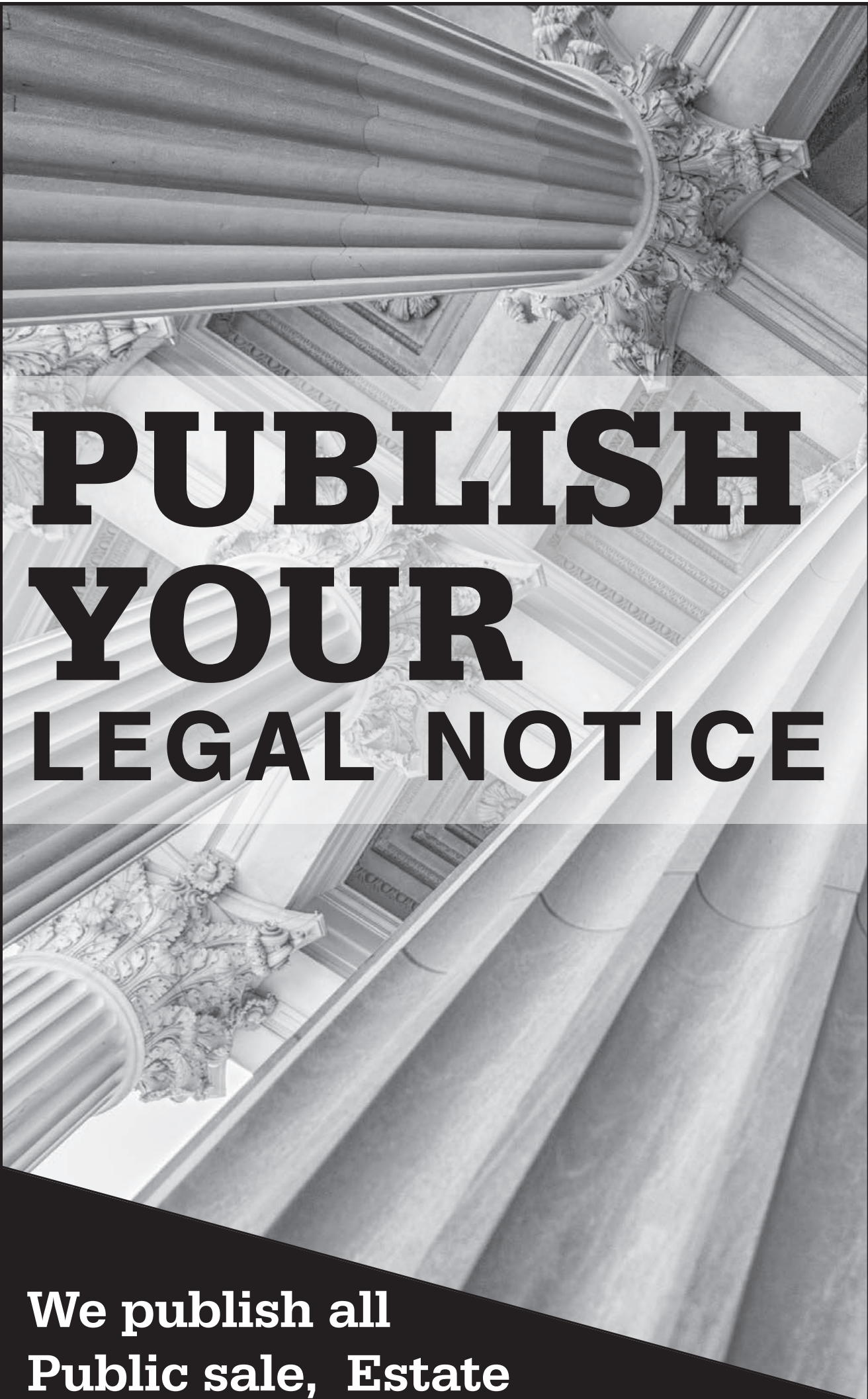
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 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.

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 seal of this court on this 20th day of February 2023.

Nikki Alvarez-Sowles, Esquire  
Pasco County Clerk & Comptroller  
7530 Little Road  
New Port Richey, Florida 34654  
(SEAL) By: /s/ Brooklyn Horner  
Deputy Clerk

Attorney for Plaintiff  
Law Office of Jeffrey A. Herzog, P.A.  
3106 Alternate 19  
Palm Harbor, Florida 34683  
(727) 789-4000  
Feb. 24; Mar. 3, 2023 23-00273P



# PUBLISH YOUR LEGAL NOTICE

## We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

and select the appropriate County name from the menu option

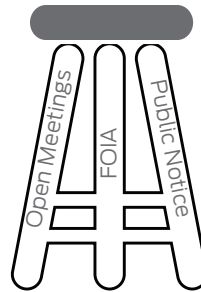
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**

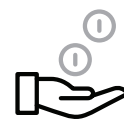


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)







