

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 16-CC-033887
HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, Plaintiff, v. MICHELE L. TURNER, Defendant.
Notice is hereby given that pursuant to a Final Summary Judgment of Foreclosure entered on January 31, 2017, in the above-styled cause, in the County Court of Hillsborough County, Pat Frank, the Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: Lot 3, in Block 21, of HAWKS POINT - PHASE 1C, according to the Plat thereof, as recorded in Plat Book 114, Page 231, of the Public Records of Hillsborough County, Florida;

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 15-CA-003636
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ANGELA M. ROTELLA, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 30, 2016, and entered in 15-CA-003636 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and ANGELA M. ROTELLA A/K/A ANGELA ROTELLA; ROBERT ROTELLA are the Defendant(s). Pat Frank as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 21, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 31, BLOCK 11, BLOOMINGDALE SECTION "W", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1427 MONTE LAKE DR, VALRICO, FL 33596
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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 24 day of January, 2017.
By: Thomas Joseph, Esquire
Florida Bar No. 123350
Communication Email: tjoseph@rasflaw.com
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
16-032808 - AnO
February 3, 10, 2017 17-00461H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FL PROBATE DIVISION
File Number: 17-CP-000178
In Re The Estate of: William J. Rehfield, Deceased.
The administration of the estate of William J. Rehfield, deceased, whose date of death was December 31, 2016 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twiggs Street, Tampa FL 33602. 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 claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is: February 3, 2017.
Personal Representative: George D. Rehfield
1205 Fletcher Ave, Suite A Tampa, FL 33612
Attorney for Personal Representative: Adria Beenhakker Dickey
1205 W Fletcher Ave, Suite A Tampa, FL 33612
(813) 586-3200
FL Bar Number: 467308
adria@adriadickeylaw.com
February 3, 10, 2017 17-00542H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 16-CP-003616
UCN #292016CPO03616A001HC
Division: A
IN RE: ESTATE OF ROGER BURNS TRIPLETT, JR, Deceased.
The administration of the estate of ROGER BURNS TRIPLETT, JR, deceased, whose date of death was October 30, 2016, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
CLARKE C. TRIPLETT
Personal Representative
2560 South Shore Drive SE
St. Petersburg, FL 33705
The date of first publication of this notice is: February 3, 2017.
PEGGY CLARIE SENENTZ, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0727946
Clarie Law Offices, P.A.
1101 Pasadena Avenue S., Suite 3
South Pasadena, FL 33707
Telephone: 727-345-0041
Email: email@clarielaw.com
February 3, 10, 2017 17-00513H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 16-CP-3455
IN RE: THE ESTATE OF KATHE FEDER, Deceased.
The administration of the Estate of Kathe Feder, deceased, whose date of death was January 29, 2016 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 3, 2017 and February 10, 2017.
Personal Representative: Debra Pierce
13029 Prestwick Dr.
Riverview, FL 33579
Attorney for Personal Representative: Ashley W. Ivanov, Esq.
Florida Bar Number: 0115496
SPANO & WOODY, P.A.
10101 Bloomingdale Ave. Suite 201
Riverview, FL 33578
Telephone: (813) 677-1112
Fax: (813) 677-1151
E-Mail: rspano@spanowoodylaw.com
aivanov@spanowoodylaw.com
Secondary E-Mail: service@spanowoodylaw.com
February 3, 10, 2017 17-00492H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO: 15-CA-000187
BANK OF AMERICA, N.A., Plaintiff, vs. SHERRAN RENEE LANE-HEPBURN A/K/A SHERRAN LANE-HEPBURN; JUSTIN WARNER HEPBURN A/K/A JUSTIN HEPBURN; EASTON PARK HOMEOWNERS' ASSOCIATION OF NEW TAMPA, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated January 27, 2017 entered in Civil Case No. 15-CA-000187 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and HEPBURN, JUSTIN AND LANE-HEPBURN, SHERRAN, et al, are Defendants. The clerk shall sell to the highest and best bidder for cash at Hillsborough County On Line Public Auction website: www.hillsborough.realforeclose.com at 10:00 a.m. on March 2, 2017, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to-wit: LOT 8, BLOCK 18, EASTON close.com, at the hour of 10:00 AM, on the 28th day of February, 2017, the following described property: LOT 19, BLOCK 2, MEADOW BROOK UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH 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 601 E KENNEDY BLVD, TAMPA, FL 33602 - 813-276-8100, 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 25 day of Jan, 2017.
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
GREENSPOON MARDER, P.A.
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
25963.0595/ASaavedra
February 3, 10, 2017 17-00425H

PARK PHASE 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 115, PAGE 104 THROUGH 117, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 10748 PICTORIAL PARK DRIVE TAMPA, FL 33647
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 an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court within 2 working days of the date the service is needed; Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
Julissa Nethersole, Esq.
Email: Jnethersole@flwlaw.com
FL Bar #: 97879
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
Attorney for Plaintiff
One East Broward Blvd, Suite 1430
Fort Lauderdale, Florida 33301
Tel: (954) 522-3233
Fax: (954) 200-7770
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-074183-F00
February 3, 10, 2017 17-00518H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 70 TO 45 OF THE FLORIDA STATUTES IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE NO. 12-CA-013039
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-HE9, Plaintiff, vs. STALLWORTH, GREGORY, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 12-CA-013039 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-HE9, Plaintiff, and, STALLWORTH, GREGORY, et al., are Defendants, Clerk of the Circuit Courts, Pat Frank, will sell to the highest bidder for cash at, www.hillsborough.realfore-

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 15-CA-011521
M&T BANK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SIMCHA JACOB LAZARUS A/K/A SIMCHA J LAZARUS A/K/A SIMCHA LAZARUS, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 27, 2016, and entered in 15-CA-011521 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein M&T BANK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SIMCHA JACOB LAZARUS A/K/A SIMCHA J LAZARUS A/K/A SIMCHA LAZARUS, DECEASED; FLORIDA HOUSING FINANCE CORPORATION; PLANTATION HOMEOWNERS, INC are the Defendant(s). Pat Frank as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 23, 2017, the following described property as set forth in said Final Judgment,

close.com, at the hour of 10:00 AM, on the 28th day of February, 2017, the following described property: LOT 83, PARKWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 69, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 10502 PARKCREST DRIVE, TAMPA, FL 33624
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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 26 day of January, 2017.
By: Thomas Joseph, Esquire
Florida Bar No. 123350
Communication Email: tjoseph@rasflaw.com
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
15-071594 - AnO
February 3, 10, 2017 17-00462H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

AMRHEIN; CASABLANCA OF CITRUS PARK 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, PAT FRANK, Clerk of the Circuit Court, will sell to the highest and best bidder for cash at online at www.hillsboroughrealforeclose.com at 10:00 a.m. on the 23rd day of February, 2017, the following described property as set forth in said Order or Final Judgment, to-wit:

weeks, with the last publication being at least 5 days prior to 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. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

AMENDED NOTICE OF ACTION MORTGAGE FORECLOSURE OF RESIDENTIAL PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION

FIRST INSERTION

Unknown Spouse of Felix A. Diaz 4215 Old 41 Hwy, Sun City, FL 33570 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: 4215 US HWY, Sun City, Florida 335870, together with Mobile Home more specifically described as follows 1981, LIBE Mobile Home Identification Number 10L14023. The legal description of the real estate is: Lots 6, 7, 8, and 9, Block 197 ROSS ADDITION TO SUN CITY, according to the map or plat thereof as the same is recorded in Plat Book 27, Page 45 of the Public records of Hillsborough County, Florida.

case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents, upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

FIRST INSERTION

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

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 ADA COORDINATOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST, ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040, 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 31 day of January, 2017.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CORDING TO THE MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2005 E 23RD AVE, TAMPA, FL 33605 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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

HILLSBOROUGH 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

sixty (60) days after the sale. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgetlaw.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.

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before MARCH 6th, 2017, (no later than 30 days from the date of the first publication of this Notice of Action) 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 filed herein.

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: UNIT 12-204, CROSSWYNDE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 15774, PAGE 0503, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

Sarasota / Manatee counties

Hillsborough County

Pasco County

Pinellas County

Polk County

Lee County

Collier County

Charlotte County

**Wednesday 2PM Deadline
 Friday Publication**

**Business
 Observer**

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA

CASE NO.: 16-CA-008085
 BANK OF NEW YORK MELLON,
 F/K/A THE BANK OF NEW
 YORK, AS TRUSTEE, ON BEHALF
 OF THE HOLDERS OF THE
 ALTERNATIVE LOAN TRUST
 2006-OA19, MORTGAGE PASS
 THROUGH CERTIFICATES
 SERIES 2006-OA19,
 Plaintiff, VS.
 SUZANNE G. LEWIS; et al.,
 Defendant(s).

TO: Shan Lewis
 Last Known Residence: 11420 Bay Gardens Loop, Riverview, FL 33569

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

LOT 43, BLOCK 38, RIVERCREST PHASE 2 PARCEL "K" AND "P", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 293 THROUGH 306, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before MARCH 6th 2017 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 disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711.

Dated on JANUARY 24th, 2017.

PAT FRANK
 As Clerk of the Court
 By: JEFFREY DUCK
 As Deputy Clerk

ALDRIDGE | PITE, LLP
 Plaintiff's attorney

1615 South Congress Avenue,
 Suite 200,
 Delray Beach, FL 33445
 (Phone Number: (561) 392-6391)
 1012-2619B

February 3, 10, 2017 17-00520H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 13th JUDICIAL CIRCUIT, IN AND
 FOR HILLSBOROUGH COUNTY,
 FLORIDA

CIVIL DIVISION
 Case No: 2015-CA-011707
 TAB PROPERTY INVESTMENTS LLC,
 Plaintiff, vs.
 ELENA M. SANCHEZ, ET AL.,
 Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated January 31, 2017, entered in Case No. 2015-CA-011707, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein TAB Property Investments LLC, is the Plaintiff, and Elena M. Sanchez, et al., are the Defendant(s). The Clerk of the Circuit Court will sell to the highest and best bidder for cash, by electronic sale at <https://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on March 22, 2017, the following described property as set forth in said Final Judgment, to wit:

That certain Condominium Parcel composed of Unit 2948B Building 16, Somerset Park, a Condominium, further described in the Declaration of Condominium thereof, as recorded in Official Records Book 15971 at Page(s) 1 through 101, as thereafter amended, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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 an individual with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court within 2 working days of the date the service is needed; Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Dated: January 31, 2017
 Erick P. Steffens, Esq.
 FL Bar No: 059553
 Primary Email:
erick@steffens-law.com
 STEFFENS LAW FIRM PLLC
 924 West Colonial Drive Suite C
 Orlando, FL 32804
 Tel: 407-770-0100
 Jan. 27; Feb. 3, 2017 17-00515H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
 CIVIL DIVISION

CASE NO.: 16-CA-001295
 PANARAY INVESTMENT CORP.,
 Plaintiff, v.
 THOMAS S. FRANKENFIELD,
 KURT FAMILY CORPORATION, A
 FLORIDA CORPORATION,
 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered on November 28, 2016 in Civil Case No. 16-CA-001295 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Tampa, Florida, wherein PANARAY INVESTMENT CORP. is Plaintiff and THOMAS S. FRANKENFIELD and KURT FAMILY CORPORATION, A FLORIDA CORPORATION, are Defendants, the Clerk of Court will sell to the highest and best bidder for case electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of February, 2017 at 10:00 AM, EST. on the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

THE WEST 210.0 FEET OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 1082.00 FEET THEREOF AND LESS ROAD RIGHT-OF-WAY.

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

If you are a person with a disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Michael J. Owen, Esq.
 Florida Bar No. 0076584

OWEN & DUNIVAN, PLLC
 615 W. De Leon St.
 Tampa, FL 33606
 Phone: 813.502.6768
 Fax: 813.330.7924
eservice@owendunivan.com

February 3, 10, 2017 17-00421H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT,
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA.

CASE No. 12-CA-004951
 DIVISION: M
 RF - SECTION I
 THE BANK OF NEW YORK
 MELLON FKA THE BANK OF
 NEW YORK, AS TRUSTEE FOR
 THE CERTIFICATEHOLDERS
 OF CWABS INC., ASSET-BACKED
 CERTIFICATES, SERIES 2006-26,
 PLAINTIFF, VS.
 ROBIN MCDONALD, ET AL.
 DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 13, 2014 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on March 23, 2017, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

Lot 3, Block 2, SOUTH WESTSHORE ESTATES, according to the plat thereof, as recorded in Plat Book 41, Page 81, of the Public Records of Hillsborough 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 sixty (60) days after the sale. 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.

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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.

By: Allegra Knopf, Esq.
 FBN 307660

Gladstone Law Group, P.A.
 Attorney for Plaintiff
 1499 W. Palmetto Park Road,
 Suite 300
 Boca Raton, FL 33486
 Telephone #: 561-338-4101
 Fax #: 561-338-4077
 Email:
eservice@gladstonelawgroup.com

Our Case #: 16-000953-FIHST
 February 3, 10, 2017 17-00437H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2011-CA-001517 **ONEWEST BANK, FSB, Plaintiff, vs. TYREE TOLSON, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 18, 2013, and entered in 2011-CA-001517 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein OCWEN LOAN SERVICING, LLC is the Plaintiff and TYREE TOLSON; STATE OF FLORIDA - DEPARTMENT OF REVENUE; DARRYL HAMPY; DEBRA TYREE A/K/A DEBRA TOLSON A/K/A DEBBIE TOLSON are the Defendant(s). Pat Frank as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 28, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 1, BRANDON TRADEWINDS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 86, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS EAST 10 FEET FOR RIGHT OF WAY. Property Address: 1402 S KINGS AVE, BRANDON, FL 33511 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 26 day of January, 2017. By: Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com

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
14-65524 - AnO
February 3, 10, 2017 17-00454H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 29-2016-CA-003314 **REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs. WILLIAMS, VIVIAN et al. Defendant(s).** NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 20, 2017, and entered in Case No. 29-2016-CA-003314 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Reverse Mortgage Solutions, Inc., is the Plaintiff and Hunter's Green Community Association, Inc., The Unknown Beneficiaries of the Vivian Williams Revocable Trust, dated April 24, 1998, United States of America Acting through Secretary of Housing and Urban Development, Vivian Williams aka Vivian G. Williams, Vivian Williams, as Trustee of the Vivian Williams Revocable Trust, dated April 24, 1998, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the 22nd day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure: LOT 9, BLOCK 2, HUNTER'S GREEN PARCEL 17A, PHASE 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 17629 NATHANS DRIVE, TAMPA, FL 33647 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. 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508. Dated in Hillsborough County, Florida this 26th day of January, 2017. Aleisha Hodo, Esq. FL Bar # 109121

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
JR-15-208954
February 3, 10, 2017 17-00438H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 09-CA-018527 **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1, MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs. RAMONA SUROS, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2016, and entered in 09-CA-018527 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1, MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2007-1 is the Plaintiff and RAMONA SUROS; SUNTRUST BANK; OXFORD PLACE AT TAMPA PALMS CONDOMINIUM ASSOCIATION, INC.; TAMPA PALMS NORTH OWNER'S ASSOCIATION, INC are the Defendant(s). Pat Frank as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 28, 2017, the following described property as set forth in said Final Judgment, to wit: THE CONDOMINIUM PARCEL KNOWN AS UNIT 11207 OF OXFORD PLACE AT TAMPA PALMS, A CONDOMINIUM, ("CONDOMINIUM"), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ("DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK 16175, PAGES 0218 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO AS SPECIFIED IN SAID DECLARATION. Property Address: 5125 PALM SPRINGS BLVD 11, TAMPA, FL 33647 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 26 day of January, 2017. By: Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com

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
15-054813 - AnO
February 3, 10, 2017 17-00457H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 12-CA-006652 **DEUTSCHE BANK NATIONAL TRUST COMPANY, Plaintiff, vs. YUK CHUN PUN, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2015, and entered in 12-CA-006652 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-OPT2 is the Plaintiff and YUK CHUN PUN ; KEVIN KAT SAN YAU; BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #2 are the Defendant(s). Pat Frank as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 28, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 85, IN BLOCK 1, OF BAYPORT WEST PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 19, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 10809 VENICE CIRCLE, TAMPA, FL 33635 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 27 day of January, 2017. By: Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com

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
14-41506 - AnO
February 3, 10, 2017 17-00453H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: N CASE NO.: 14-CA-12199 **WELLS FARGO BANK, N.A. Plaintiff, vs. HOA RESCUE FUND, LLC AS TRUSTEE UNDER THE 3433 TRAPNELL RIDGE DRIVE TRUST DATED 2/21/2012, et al Defendant(s)** TO: BRAD ITURRAGA RESIDENT: Unknown LAST KNOWN ADDRESS: 3433 TRAPNELL RIDGE DRIVE, PLANT CITY, FL 33567-2071 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in HILLSBOROUGH County, Florida: LOT 8, BLOCK 4, OF TRAPNELL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 83-91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Phelan Hallinan Diamond & Jones, PLLC, attorneys for plaintiff, whose address is 2727 West Cypress Creek Road, 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, FEBRUARY 27th 2017 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. 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 made prior to the scheduled hearing. The 13th Judicial Circuit of Florida is in full compliance with the Americans with Disabilities Act (ADA) which requires that all public services and facilities be as reasonably accessible to persons with disabilities as those without disabilities. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court within two working days of the date the service is needed: ADA Coordinator 800 E. Twiggs Street Tampa, FL 33602 Phone: 813-272-6513 Hearing Impaired: 1-800-955-8771 Voice Impaired: 1-800-955-8770 Email: ADA@fjud13.org DATED: JANUARY 20th 2017

PAT FRANK
Clerk of the Circuit Court
By **JEFFREY DUCK**
Deputy Clerk of the Court
Phelan Hallinan
Diamond & Jones, PLLC
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
PH # 60428
February 3, 10, 2017 17-00439H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2012-CA-014178 **GTE Federal Credit Union Plaintiff, vs.- James Willis and Kim T. White-Willis a/k/a Kim White-Willis a/k/a Kim T. White, Husband and Wife; Aqua Finance, Inc.; Summergate Homeowners Association, Inc.; 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. 2012-CA-014178 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein GTE Federal Credit Union, Plaintiff and James Willis and Kim T. White-Willis a/k/a Kim White-Willis a/k/a Kim T. White, Husband and Wife are defendant(s), I, Clerk of Court, Pat Frank, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on February 27, 2017, the following described property as set forth in said Final Judgment, to-wit: LOT 4, BLOCK 13, SUMMER GATE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 150 THROUGH 155, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: SFGTampaService@logs.com* Pursuant to the Fair Debt Collections Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." By: Helen M. Skala, Esq. FL Bar # 93046 SHAPIRO, FISHMAN & GACHÉ, LLP Attorneys for Plaintiff 4630 Woodland Corporate Blvd., Ste 100 Tampa, FL 33614 Telephone: (813) 880-8888 Fax: (813) 880-8800 For Email Service Only: SFGTampaService@logs.com For all other inquiries: hskala@logs.com 11-219535 FC01 CEN February 3, 10, 2017 17-00476H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE #: 2012-CA-019655 **DIVISION: M Selene Finance, LP Plaintiff, vs.- ROBERT J. NOLSHEIM; ET.AL Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2012-CA-019655 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Selene Finance, LP, Plaintiff and ROBERT J. NOLSHEIM are defendant(s), I, Clerk of Court, Pat Frank, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on February 28, 2017, the following described property as set forth in said Final Judgment, to-wit: LOT 3, BARRON OAKS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2007 HORTON MANUFACTURED HOME SERIAL NUMBER H186536GL/R. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: SFGTampaService@logs.com* Pursuant to the Fair Debt Collections Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." By: Helen M. Skala, Esq. FL Bar # 93046 SHAPIRO, FISHMAN & GACHÉ, LLP Attorneys for Plaintiff 4630 Woodland Corporate Blvd., Ste 100 Tampa, FL 33614 Telephone: (813) 880-8888 Fax: (813) 880-8800 For Email Service Only: SFGTampaService@logs.com For all other inquiries: hskala@logs.com 15-287125 FC01 SLE February 3, 10, 2017 17-00478H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: N CASE NO.: 15-CA-011011 **ALLY BANK Plaintiff, v. CHARLES R. HAWK, et al Defendant(s)** TO: UNKNOWN TENANT II N/K/A OKSANA NICHOLS RESIDENT: Unknown LAST KNOWN ADDRESS: 10213 ESTUARY DR, TAMPA, FL 33647-2832 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in HILLSBOROUGH County, Florida: LOT 7, BLOCK 10, ARBOR GREENE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 79 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Phelan Hallinan Diamond & Jones, PLLC, attorneys for plaintiff, whose address is 2727 West Cypress Creek Road, 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, MARCH 13th 2017 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. 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 made prior to the scheduled hearing. The 13th Judicial Circuit of Florida is in full compliance with the Americans with Disabilities Act (ADA) which requires that all public services and facilities be as reasonably accessible to persons with disabilities as those without disabilities. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court within two working days of the date the service is needed: ADA Coordinator 800 E. Twiggs Street Tampa, FL 33602 Phone: 813-272-6513 Hearing Impaired: 1-800-955-8771 Voice Impaired: 1-800-955-8770 Email: ADA@fjud13.org DATED: JANUARY 25th 2017

PAT FRANK
Clerk of the Circuit Court
By **JEFFREY DUCK**
Deputy Clerk of the Court
Phelan Hallinan
Diamond & Jones, PLLC
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
PH # 69462
February 3, 10, 2017 17-00496H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 16-CA-000789 DIV N **HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2006-A5 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-A5, Plaintiff, vs. SHERWIN SIMMONS A/K/A SHERWIN PALMER SIMMONS II, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 20, 2016, and entered in 16-CA-000789 DIV N of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2006-A5 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-A5 is the Plaintiff and SHERWIN SIMMONS A/K/A SHERWIN PALMER SIMMONS II A/K/A SHERWIN P. SIMMONS II, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 20, 2016, and entered in 16-CA-000789 DIV N of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2006-A5 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-A5 is the Plaintiff and SHERWIN SIMMONS A/K/A SHERWIN PALMER SIMMONS II A/K/A SHERWIN P. SIMMONS II NKA BROOK SIMMONS N/K/A BROOK SIMMONS; AMIE SIMMONS A/K/A AMIE BETH SIMMONS; CITIMORTGAGE, INC.; THE BANK OF TAMPA; WESTCHASE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Pat Frank as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 28, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 23, WESTCHASE, SECTION "430A", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 42-1 THROUGH 42-6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 10502 CHILMARK WAY, TAMPA, FL 33626 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 24 day of January, 2017. By: Heather Itzkowitz, Esquire Florida Bar No. 118736 Communication Email: hitzkowitz@rasflaw.com

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
15-073841 - AnO
February 3, 10, 2017 17-00465H

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

- **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

- **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

