

FIRST INSERTION

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

WALDROP; JOSHUA C. KELLEY A/K/A JOSHUA KELLEY; SOMERSET MASTER ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDYMAC BANK, F.S.B. are the Defendant(s).

provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed.

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA...

DANIELS; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; HILLSBOROUGH COUNTY, FLORIDA; KEITH A. DANIELS; and UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants.

accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed.

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

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

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

IN PLAT BOOK 42, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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.

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

set forth in said Final Judgment, to wit: THE SOUTH 150 FEET OF THE WEST 70 FEET OF THE EAST 140 FEET OF LOT 3, BLOCK 5, REVISED PLAT OF BYARS RIVERVIEW ACRES.

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

TUMN CREEK DRIVE, RIVERVIEW, FL 33569 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.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH 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.

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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... CASE NO. 17-CA-006970 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. EUGENE SMITH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2017, and entered in 17-CA-006970 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is the Plaintiff and EUGENE SMITH 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 January 25, 2018, the following described property as set forth in said Final Judgment, to wit: THE WEST 1/2 OF THE FOLLOWING DESCRIBED PARCEL: THE EAST 147.50 FEET OF THE WEST 427.70 FEET OF THE NORTH 280.20 FEET OF TRACT 2, IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5811 12TH AVE S, TAMPA, FL 33619 ANY person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. IMPORTANT AMERICANS WITH DISABILITY ACT: 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 as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity 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. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 26 day of December, 2017. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 17-051237 - AnO Dec. 29, 2017; Jan. 5, 2018 17-05202H

AMENDED RE- NOTICE OF FORECLOSURE SALE (Amended only to correct year of sale to 2018) IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2013-CA-015118 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE RELATING TO CHEVY CHASE FUNDING LLC MORTGAGE BACKED CERTIFICATES SERIES 2006-2, Plaintiff, vs. SHAWN-TA STERNS WILSON, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure date the 9th day of June, 2017, and entered in Case No. 2013-CA-015118, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE RELATING TO CHEVY CHASE FUNDING LLC MORTGAGE BACKED CERTIFICATES SERIES 2006-2, is the Plaintiff and SHAWN-TA STERNS WILSON; UNKNOWN SPOUSE OF SHAWN-TA STERNS WILSON; ANY AND

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ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT 1, UNKNOWN TENANT 2, UNKNOWN TENANT 3, UNKNOWN TENANT 4, the names being fictitious to account for parties in possession, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 23rd day of February, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 4, LAKE ST. CHARLES, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6915 JAMESTOWN MANOR DRIVE, RIVERVIEW, FL 33569

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. 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. Dated this 26th day of December, 2017. By: Judah Solomon, Esq. Bar Number: 59533 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 |FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 16-01203-F Dec. 29, 2017; Jan. 5, 2018 17-05201H

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 CASE NO.: 16-CA-009462 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs. WILLIAM F. GAINER A/K/A WILLIAM GAINER; et al., Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on October 18, 2017 in Civil Case No. 16-CA-009462, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the Plaintiff, and WILLIAM F. GAINER A/K/A WILLIAM GAINER; CITY OF TAMPA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Pat Frank will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 22, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 5, TRIPOLI PLACE, ACCORDING TO THE

PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 90, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 21 day of December, 2017. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Andrew Scolari FL Bar No. 44927 For Susan Sparks, Esq. FBN: 33626 Primary E-Mail: ServiceMail@aldridgepite.com 1382-974B Dec. 29, 2017; Jan. 5, 2018 17-05171H

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 11-CA-015431 WELLS FARGO BANK, NA, Plaintiff, vs. ELIUD DIAZ, JR.; et al., Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 29, 2017 in Civil Case No. 11-CA-015431, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and ELIUD DIAZ, JR.; BETTY DIAZ; SUNTRUST BANK; RIVERWOODS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Pat Frank will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 26, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 65, OF RIVERWOODS HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RE-

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CORDED IN PLAT BOOK 101, PAGES 142 - 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 December, 2017. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Andrew Scolari FBN 44927 for Susan Sparks, Esq. FBN: 33626 Primary E-Mail: ServiceMail@aldridgepite.com 1113-7542 Dec. 29, 2017; Jan. 5, 2018 17-05206H

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 CASE NO.: 16-CA-001029 WELLS FARGO BANK, N.A., Plaintiff, vs. MARILYN MENENDEZ; et al., Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on September 25, 2017 in Civil Case No. 16-CA-001029, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and MARILYN MENENDEZ; DISCOVER BANK; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF MARILYN MENENDEZ; UNKNOWN TENANT 1 NKA RYAN MENENDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Pat Frank will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 24, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 7, IN BLOCK 1, OF LAKE ELLEN GROVE SUBDIVI-

SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, AT PAGE 49, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 22 day of December, 2017. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Andrew Scolari FBN 44927 for Susan Sparks, Esq. FBN: 33626 Primary E-Mail: ServiceMail@aldridgepite.com 1113-75231B Dec. 29, 2017; Jan. 5, 2018 17-05184H

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 CASE NO.: 16-CA-008150 WELLS FARGO BANK, NA, Plaintiff, vs. L.J. HENDERSON AKA LEWIS JACK HENDERSON; et al., Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 31, 2017 in Civil Case No. 16-CA-008150, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and L.J. HENDERSON AKA LEWIS JACK HENDERSON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Pat Frank will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 25, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit: PARCEL 1 THE EAST 67.50 FEET OF THE SOUTH 2/5 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LESS THE SOUTH 14.00 FEET THEREOF, ALL LYING IN HILLSBOROUGH COUNTY, FLORIDA. PARCEL 2 THE WEST 5/8 OF THE SOUTH 2/5 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 AND AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH

14 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 28 S, RANGE 22 E, HILLSBOROUGH COUNTY, FLORIDA. PARCEL 3 ALL THAT CERTAIN LAND SITUATE LYING IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: THE WEST 5/8 FEET OF THE SOUTH 2/5 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LESS THE WEST 150 FEET THEREOF. LOT B: FROM THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 22 EAST, RUN NORTH 88 DEG. 53 MIN. EAST ALONG THE NORTH BOUNDARY OF SAID NE 1/4 OF THE NE 1/4 120 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 53 MIN. EAST 115.5 FEET ALONG SAID NORTH BOUNDARY; THENCE SOUTH 100 FEET, PARALLEL WITH THE WEST BOUNDARY OF SAID NE 1/4 OF NE 1/4; THENCE SOUTH 88 DEG. 53 MIN. WEST 20 FEET, PARALLEL WITH THE NORTH BOUNDARY OF SAID NE 1/4 OF THE NE 1/4, THENCE WESTERLY ALONG A CURVE CONVEX TO THE NORTH OF RADIUS 86 FEET, AN ARC DISTANCE OF 41.13 FEET, (CHORD BEARING SOUTH 76 DEG. 18 MIN. WEST 40.74 FEET), THENCE NORTH 27 DEG. 24 MIN. WEST 121.41 FEET TO THE POINT OF BEGINNING (ID18). LOT A: AND ALSO BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 22 EAST,

RUN NORTH 88 DEG. 53 MIN. EAST 120 FEET ALONG THE NORTH BOUNDARY OF SAID NE 1/4 OF NE 1/4, THENCE SOUTH 27 DEG. 24 MIN. EAST 121.41 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX TO THE NORTHWEST OF RADIUS 86 FEET, AN ARC DISTANCE OF 54.71 FEET, (CHORD BEARING SOUTH 44 DEG. 22 MIN. WEST 53.79 FEET); THENCE NORTH 63 DEG. 51 MIN. WEST 154.03 FEET THENCE NORTH 76 FEET ALONG THE WEST BOUNDARY OF SAID NE 1/4 OF NE 1/4 TO THE POINT OF BEGINNING (ID19). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 December, 2017. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Andrew Scolari FBN 44927 for Susan Sparks, Esq. FBN: 33626 Primary E-Mail: ServiceMail@aldridgepite.com 1113-752089B Dec. 29, 2017; Jan. 5, 2018 17-05205H

NEW NEIGHBORS WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house... WOULDN'T YOU WANT TO KNOW? BE INFORMED Read public notices to find out what's going on in your community. FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE PUBLIC NOTICE DAY JAN 24 2018 FLORIDA PUBLIC NOTICES FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer FloridaPublicNotices.com

FIRST INSERTION

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

CASE NO. 17-CA-004593 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EMMA BAUTISTA, DECEASED., et al. Defendant(s).

BATISTA A/K/A DANNY BATISTA JR; CARLOS BAUTISTA A/K/A CARLOS RENE BATISTA A/K/A CARLOS ANTONIO BATISTA; GRACIE BAUTISTA A/K/A GRACIE BATISTA A/K/A GRACIE COMP BATISTA; KAREN BAUTISTA A/K/A KAREN BATISTA A/K/A KAREN VATIVISTA A/K/A KAREN B. BATISTA; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s).

IMPORTANT AMERICANS WITH DISABILITY ACT: 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

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 29-2012-CA-009038 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-3 ASSET BACKED NOTES, Plaintiff, vs. ART D. SCHULKE; CARMEL FINANCIAL CORPORATION, INC.; CONCETTA SCHULKE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

ATED MORTGAGE LOAN TRUST 2005-3 ASSET BACKED NOTES is the Plaintiff and CARMEL FINANCIAL CORPORATION, INC.; DEBRA SCHULKE; ARTHUR SCHULKE; CLAYTON SCHULKE; NORMAN SCHULKE; RITA SCHULKE; ROSE SCHULKE; UNKNOWN TENANT N/K/A NORMAN SCHULKE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR DAVID SCHULKE, DECEASED AKA ART D. SCHULKE, DECEASED; and UNKNOWN TENANT(S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants.

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

Case No. 17-CA-352 AMERICAN MOMENTUM BANK, Successor-in-interest to SouthShore Community Bank, Plaintiff, vs. WJH INVESTMENTS LLC, WADE HALDANE, and JOHN DOE #1, a fictitious name for unknown occupant, and JOHN DOE #2, a fictitious name for unknown occupant, Defendants.

LOTS 1 AND 2, BLOCK 41, TOWN OF CITRUS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 130, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Submitted by: Choice Legal Group, P.A. P.O. Box 9908 Fort Lauderdale, FL 33310-0908 Telephone: (954) 453-0365

FIRST INSERTION

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

Case No. 17-CA-352 AMERICAN MOMENTUM BANK, Successor-in-interest to SouthShore Community Bank, Plaintiff, vs. WJH INVESTMENTS LLC, WADE HALDANE, and JOHN DOE #1, a fictitious name for unknown occupant, and JOHN DOE #2, a fictitious name for unknown occupant, Defendants.

lar matters. Together with all right, title, and interest in and to all leases of the Property and all rents from the Property. All Furniture, Fixtures, Equipment, Machinery, Accounts Relating to Rents, Contracts, Inventory, General Intangibles and Rental Income.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 17-CP-003319 Division Probate IN RE: ESTATE OF TENISHA LASHAWN THOMAS Deceased.

The administration of the estate of TENISHA LASHAWN THOMAS, deceased, whose date of death was November 16, 2017, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, 800 Twigg Street Tampa, FL 33602.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER 17-CP-3250 DIVISION: A IN RE: ESTATE OF HELEN M. AYRES DECEASED

The administration of the estate of Helen M. Ayres, deceased, whose date of death was August 3, 2017, and whose Social Security Number is 167-24-2289, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 17-CP-003260 Division W IN RE: ESTATE OF MELANIE KAY SAMPSON Deceased.

The administration of the estate of MELANIE KAY SAMPSON, deceased, whose date of death was October 13, 2017, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg street, Tampa, Florida 33602.

SECOND INSERTION

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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 17-CP-003377 IN RE: ESTATE OF BARBARA ANN JENKINS Deceased.

The administration of the estate of Barbara Ann Jenkins, deceased, whose date of death was May 28, 2016, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360.

SECOND INSERTION

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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 17-CP-002669 Division A IN RE: ESTATE OF RUBIELA ARCE Deceased.

The administration of the estate of Rubiela Arce, deceased, whose date of death was July 23, 2017, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E Kennedy Blvd, Tampa, FL 33602.

SECOND INSERTION

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

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

SECOND INSERTION

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

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

SECOND INSERTION

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

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

SECOND INSERTION

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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.

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 10-CA-004101 SECTION # RF BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff, vs. JOSEPH R. REISLER; AARON DANIEL WHITMAN, AS TRUSTEE OF THE JOSEPH R. REISLER TRUST, DATED AUGUST 27, AND ANY AMENDMENTS THERETO, WITH FULL POWER AND AUTHORITY TO EITHER PROTECT, CONSERVE AND TO SELL AND/OR CONVEY, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE MANGAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN PURSUANT TO FLORIDA STATUTE 689.07(1); JOSEPH R. REISLER, AS TRUSTEE OF THE JOSEPH R. REISLER TRUST, DATED AUGUST 27, AND ANY AMENDMENTS THERETO, WITH FULL POWER AND AUTHORITY TO EITHER PROTECT, CONSERVE AND TO SELL AND/OR CONVEY, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE MANGAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN PURSUANT TO FLORIDA STATUTE 689.07(1); ROBYN CURTISS, AS TRUSTEE OF THE JOSEPH R. REISLER TRUST, DATED AUGUST 27, AND ANY AMENDMENTS THERETO, WITH FULL POWER AND AUTHORITY TO EITHER PROTECT, CONSERVE AND TO SELL AND/OR CONVEY, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE MANGAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN PURSUANT TO FLORIDA STATUTE 689.07(1); UNKNOWN BENEFICIARIES OF THE JOSEPH

R. REISLER TRUST, DATED AUGUST 27, AND ANY AMENDMENTS THERETO, WITH FULL POWER AND AUTHORITY TO EITHER PROTECT, CONSERVE AND TO SELL AND/OR CONVEY, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE MANGAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN PURSUANT TO FLORIDA STATUTE 689.07(1); UNKNOWN SPOUSE OF ROBERT E. RANKIN; UNKNOWN TENANT(S); IN POSSESSION OF THE SUBJECT PROPERTY., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 12th day of December, 2017, and entered in Case No. 10-CA-004101, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein PROF-2013-S3 LEGAL TITLE TRUST IV, BY US BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE IS THE PLAINTIFF AND GYNNE L. CURTISS; WAYNE KORNBERG; RONALD PACE, AS SUCCESSOR TRUSTEE OF THE JOSEPH R. REISLER TRUST, DATED AUGUST 27, 2002; UNKNOWN SPOUSE OF ROBERT E. RANKIN N/K/A CHARLOTTE RANKIN; and UNKNOWN TENANT(S) POSSESSION OF THE SUBJECT PROPERTY are defendants. PAT FRANK as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 16th day of January, 2018, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 1/2 OF THE EAST 134 FEET OF LOT 5, BLOCK 3 OF F.L. WING'S HANNA FIELD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN EASE-

MENT OF INGRESS AND EGRESS OVER AND ACROSS THE EAST 30 FEET OF THE NORTH 1/2 OF THE EAST 134 FEET OF SAID LOT 5 IN BLOCK 3 OF F.L. WING'S HANNA FIELD SUBDIVISION. 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. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity 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. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 14 day of DECEMBER, 2017. By: Steven Force, Esq. Bar Number: 71811 Submitted by: Choice Legal Group, P.A. P.O. Box 9008 Fort Lauderdale, FL 33310-0908 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@legalgroup.com 09-54850 December 22, 29, 2017 17-05087H

SECOND INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 14-CA-001616 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST; Plaintiff, vs. WELJIE N. FINAN AKA WELJIE FINAN, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated September 15, 2017, in the above-styled cause, the Clerk of Court, Pat Frank will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on January 11, 2018 at 10:00 am the following described property: LOT 21, BLOCK 2, ABBEY TRACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2019 ABBEY TRACE DRIVE, DOVER, FL 33527 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. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand on 12/14/, 2017. Matthew M. Slowik, Esq. FBN 92553 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 13-15703-FC December 22, 29, 2017 17-05097H

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 17-CA-007006 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC2, Plaintiff, vs. LEIKEISHA BROUGHTON; et al., Defendant(s). TO: JOHN WARD A/K/A JOHN P. WARD Last Known Residence: 7308 South Sparkman Street Tampa FL 33618 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 16 AND THE SOUTH 10 FEET OF LOT 17, BLOCK 164, MAP OF PORT TAMPA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 56; SAID LANDS SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON EAST (ORDINANCE 7262-A RECORDED IN OFFICIAL RECORD BOOK 3888, PAGE 50). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 30 Days After The First Date Of Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a 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 December 7, 2017. As Clerk of the Court By: JANET B. DAVENPORT As Deputy Clerk ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 1221-14946B December 22, 29, 2017 17-05122H

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 17-CA-007231 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEE(S); et al., Defendant(s). TO: UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEE(S), ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BEATA VON BARGEN, DECEASED Last Known Residence: UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT 4, BLOCK P, BAYSHORE POINTE TOWNHOMES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 12, 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, on or before OCT 23 2017, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a 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 September, 2017. PAT FRANK As Clerk of the Court By: JANET B. DAVENPORT As Deputy Clerk ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 1092-9436B December 22, 29, 2017 17-05115H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 15-CA-011370 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. KAILLA M. RAIMER AKA KAILLA MARIE JESSEL RAIMER AKA KAILLA M. JESSEL RAIMER AKA KAILLA HARRIS; et al., Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on October 11, 2017 in Civil Case No. 15-CA-011370, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION is the Plaintiff, and KAILLA M. RAIMER AKA KAILLA MARIE JESSEL RAIMER AKA KAILLA M. JESSEL RAIMER AKA KAILLA HARRIS; UNKNOWN SPOUSE OF KAILLA M. RAIMER AKA KAILLA MARIE JESSEL RAIMER AKA KAILLA M. JESSEL RAIMER AKA KAILLA HARRIS; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CARMEL FINANCIAL CORPORATION, INC.; ASHBURN SQUARE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A LENARD JENKINS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEE(S), OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Pat Frank will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 16, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1, BOCK 54, ASHBURN SQUARE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 18, INCLUSIVE, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 14 day of December, 2017. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Susan Sparks, Esq. FBN: 33626 Primary E-Mail: ServiceMail@aldrigepite.com 1441-901B December 22, 29, 2017 17-05080H

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 12-CA-007557 RESIDENTIAL FORECLOSURE HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-OAR2 Plaintiff, vs. ANNELESE DEL MONICO AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 12, 2017, in the Circuit Court of Hillsborough County, Florida, Pat Frank, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: A PORTION OF LOT 20, BLOCK 1, INNFIELDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF SAID LOT 20, BLOCK 1, AS A POINT OF BEGINNING, THENCE NORTH 89 DEGREES 29' 30" WEST, ALONG THE SOUTH LINE OF SAID LOT 20, 507.80 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 56'24" EAST, 415.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INNFIELDS DRIVE, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 66 DEGREES 00'02" EAST, 26.78 FEET, TO A POINT OF CURVE, THENCE ALONG SAID RIGHT-OF-WAY AND A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CHORD OF 101.76 FEET, A CHORD BEARING OF NORTH 71 DEGREES 16'34" EAST), THRU A CENTRAL ANGLE OF 85 DEGREES 26' 15", 111.84 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 52' 09" EAST, 280.21 FEET TO THE EAST LINE OF SAID LOT 20, THENCE ALONG SAID EAST LINE, SOUTH 12 DEGREES 43' 03" EAST, 453.83 FEET, TO THE POINT OF BEGINNING. and commonly known as: 11625 INN-FIELDS DR, ODESSA, FL 33556; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on February 28, 2018 at 10:00 AM. Any persons 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, 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. By: Jennifer M. Scott Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/1556829/wll December 22, 29, 2017 17-05110H

SAID PART OF LOT 13 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE ON THE NORTH BOUNDARY OF SAID LOT 13, AT A DISTANCE OF 318.54 FEET WEST OF THE POINT OF INTERSECTION OF SAID NORTH BOUNDARY AND THE CENTERLINE OF THE SEABOARD COAST-LINE RAILROAD TRACK, SAID POINT OF REFERENCE BEING 438.43 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE RUN SOUTH 22° 58' 00" EAST, 387.84 FEET, A LINE PARALLEL TO AND AT A DISTANCE OF 293.29 FEET (MEASURED AT RIGHT ANGLE), SOUTHWESTERLY FROM THE CENTERLINE OF SAID RAILROAD TRACT FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 22° 58' 00" EAST, 556.02 FEET INTO THE WATERS OF DEER LAKE; THENCE RUN SOUTH 67° 02' 00" WEST, 75.00 FEET; THENCE NORTH 22° 58' 00" WEST, 592.04 FEET OUT OF THE WATERS OF DEER LAKE; THENCE EASTERLY 83.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 87° 18' 54" EAST, 83.20 FEET) TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT 20 FEET IN WIDTH EXTENDING FROM EAST END OF DEER COVE LANE, AS SHOWN ON PLAT OF DEER LAKE ESTATES SUBDIVISION, PLAT BOOK 42, PAGE 21, EAST TO EAST BOUNDARY OF SUB-JECT PROPERTY. Property Address: 232 DEER COVE LN, LUTZ, FL 33548 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. IMPORTANT AMERICANS WITH DISABILITY ACT: 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 as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity 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. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 13 day of December, 2017. ROBERTSON, ANSCHUTZ & SCHNEID, P.L.L.C. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 14-85053 - ANO December 22, 29, 2017 17-05075H

SAVE TIME E-mail your Legal Notice legal@businessobserverfl.com Business Observer

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.



WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices
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