

HILLSBOROUGH COUNTY LEGAL ADVERTISEMENTS

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

Case No.: 29-2010-CA-017178
Section: J

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR15 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2006
Plaintiff,

v.
MICHAEL GRAY; 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; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR MORTGAGEIT, INC.; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.;
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Summary Judgment of Foreclosure dated December 19, 2013, entered in Civil Case No. 29-2010-CA-017178 of the Circuit Court of the Thirteenth Judicial Circuit Court in and for Hillsborough County, Florida, wherein the Clerk of the Circuit Court will sell to the highest bidder for cash on the 6th day of February, 2014, at 10:00 a.m. via the website: <http://www.hillsborough.realforeclose.com> relative to the following described property as set forth in the Final Judgment, to wit:

LOT 18, BLOCK 4 RIVER BEND PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 127 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.

AMERICANS WITH DISABILITIES 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 a Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs 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. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; email: ADA@fjud13.org

Dated January 9, 2014

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1/17-1/24/14 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 29 2010 CA 001161 DIV. I

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE,
PLAINTIFF,
VS.

BARBARA ANN WRIGHT A/K/A BARBARA WRIGHT A/K/A BARBARA COLES; ET AL.,
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 30, 2013 and the Order to Reschedule Foreclosure Sale dated December 23, 2013, each entered in Case No. 29 2010 CA 001161 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE was the Plaintiff and BARBARA ANN WRIGHT A/K/A BARBARA WRIGHT A/K/A BARBARA COLES; ET AL. the Defendant(s), that the Clerk will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 a.m. on the prescribed date at www.hillsborough.realforeclose.com on the 6th day of February, 2014, the following described property as set forth in said Final Judgment:

LOT 43, LAS PALMAS TOWN-HOMES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 11-1 THROUGH 11-7, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS OF 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.

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. Twigg 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. Twigg 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.

This 13th day of January, 2014

Joseph K. McGhee
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Attorney for Plaintiff

1/17-1/24/14 2T

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

Case No. 13-0016759 Division TP

JULIO ANTONIO PERDOMO,
Petitioner
and
VALENTINA SOSA GARCIA,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: VALENTINA SOSA GARCIA
Last Known Address:
UNKNOWN

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JULIO ANTONIO PERDOMO, whose address is 1901 BRYAN RD, BRANDON, FL 33511 on or before February 17, 2014, and file the original with the clerk of this Court at 800 E. Twigg St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE

Copies of all court documents in this 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. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: December 5, 2013.

Pat Frank
Clerk of the Circuit Court
By Cynthia Menendez
Deputy Clerk

1/17-2/7/14 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION

CASE NO.: 13-CC-020696

ACADIA CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,
vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANT CLAIMING BY, THROUGH, UNDER OR AGAINST ALBERTA A. RUSSELL, DECEASED,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 7, 2014, by the County Court of Hillsborough County, Florida, the property described as:

Condominium Parcel Unit 4, ACADIA CONDOMINIUM, according to the plat thereof as recorded in Condominium Plat Book 18, page 22 and being further described in that certain Declaration of Condominium recorded in O.R. Book 10284, page 1477 and Supplement thereto recorded in O.R. Book 10864, page 1693 and Condominium Plat Book 18, page 57, all of the Public Records of Hillsborough County, Florida.

will be sold at public sale, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on February 28, 2014.

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.

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. Twigg Street, 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.

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eappleton@bushross.com
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P.O. Box 3913, Tampa, FL 33601
Phone: 813-224-9255
Fax: 813-223-9620
Attorney for Plaintiff

1/17-1/24/14 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION

CASE NO.: 13-CC-010884

HIDDEN OAKS OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,
vs.
HENRY NGUYEN,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 9, 2014, by the County Court of Hillsborough County, Florida, the property described as:

Lot 4 Blk 1, Hidden Oaks Phase 1, according to the plat thereof as recorded in Plat Book 75, Page 46, in the Public Records of Hillsborough County, Florida. With the following street address: 4447 Hidden Shadow Dr, Tampa FL 33614.

will be sold at public sale, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on February 28, 2014.

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.

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. Twigg Street, 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.

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Attorney for Plaintiff

1/17-1/24/14 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION

CASE NO.: 13-CC-019918

BROOKSHIRE ESTATES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
VALYO K. GEORGIEV AND TINA G. GEORGIEVA,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 8, 2014, by the County Court of Hillsborough County, Florida, the property described as:

Lot 2, in Block 5, of Brookshire Phase 1B, according to the Plat thereof, as recorded in Plat Book 83, at Page 40, of the Public Records of Hillsborough County, Florida.

will be sold at public sale, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on February 28, 2014.

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.

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. Twigg Street, 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.

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Fax: 813-223-9620
Attorney for Plaintiff

1/17-1/24/14 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION

CASE NO.: 13-CC-004968

ROYAL HILLS HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,
vs.
CHARLES YOUNG,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 7, 2014 by the County Court of Hillsborough County, Florida, the property described as:

Lot 45, Block B, COUNTRY HILLS EAST UNIT SIX, according to the plat thereof recorded in Plat Book 92, page 45, of the Public Records of Hillsborough County, Florida.

will be sold at public sale, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on February 14, 2014.

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.

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. Twigg Street, 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.

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Fax: 813-223-9620
Attorney for Plaintiff

1/17-1/24/14 2T

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

Case No.: 29-2011-CA-015224

Section: D

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

Plaintiff,

v.
BRIGIDA POLANCO; 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
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated December 27, 2013, entered in Civil Case No. 29-2011-CA-015224 of the Circuit Court of the Thirteenth Judicial Circuit Court in and for Hillsborough County, Florida, wherein the Clerk of the Circuit Court will sell to the highest bidder for cash on the 10th day of February, 2014, at 10:00 a.m. via the website: <http://www.hillsborough.realforeclose.com>, relative to the following described property as set forth in the Final Judgment, to wit:

LOT 64, BLOCK 4, NORTHWEST PARK, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 29, 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.

AMERICANS WITH DISABILITIES 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 a Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs 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. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; email: ADA@fjud13.org

Dated January 14, 2014

MORRIS|HARDWICK|SCHNEIDER, LLC
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Baltimore, Maryland 21237

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FL-97000932-11

1/17-1/24/14 2T

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

PROBATE, GUARDIANSHIP

& TRUST DIVISION

Case No. 2013-CP-3468

IN RE: The Estate of
JOHN G. WARNER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN G. WARNER, deceased, whose date of death was November 25, 2013, File 2013-CP-3468, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 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 served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is January 17, 2014.
Personal Representative:
JOHN G. WARNER, III
c/o The Yates Law Firm, P.A.

320 West Kennedy Boulevard, Suite 600
Tampa, Florida 33606
amtaylor@yateslawfirm.com
(813) 254-6516

Attorney for Personal Representative:
ANN-ELIZA M. TAYLOR, Esquire
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606
Florida Bar No. 70852
amtaylor@yateslawfirm.com
(813) 254-6516

1/17-1/24/14 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION

Case No: 12-CA-001994

Division: A

REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff,

-vs-

TED GALEN KEY, II, A/K/A TED GALEN KEY, A/K/A TED G. KEY,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, Pat Frank, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:

TRACT BEGINNING 165.0 FEET SOUTH OF THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN WEST 687.72 FEET; THENCE SOUTH 165.0 FEET; THENCE EAST 687.72 FEET AND THENCE NORTH 165.0 FEET TO THE POINT OF BEGINNING; LESS THE EAST 25.0 FEET IN USE AS ROAD RIGHT-OF-

WAY.
at public sale, to the highest and best bidder, for cash, by electronic sale at <http://www.hillsborough.realforeclose.com> at 10:00 a.m. on February 4, 2014.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 SECTION 45.031(1)(a), FLORIDA STATUTES.

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. Twigg 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.

NOTE: THIS COMMUNICATION FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated this 15th day of January, 2014

GIBBONS, NEUMAN, BELLO, SEGALL, ALLEN & HALLORAN, P.A.

Rod B. Neuman, Esquire
Florida Bar No. 748978
Primary Email: rneuman@gibblaw.com
3321 Henderson Boulevard
Tampa, Florida 33609
(813) 877-9222

ATTORNEYS FOR REGIONS BANK

1/17-1/24/14 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT PROBATE DIVISION

CASE NO. 13-CP-002866 DIVISION "A"

IN RE: ESTATE OF
MILAGROS A. GARCIA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MILAGROS A. GARCIA, deceased, whose date of death was August 12, 2013, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 January 17, 2014.

Personal Representative:
WALTER M. LOPEZ, JR.
200 Pierce Street, Suite 3A
Tampa, Florida 33602

Attorney for Personal Representative:
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1/17-1/24/14 2T