

Public Notice

TS No. LO-52037-FL
Notice of Trustee's Sale
APN 4136-006-007 U.S. Department Of Housing And Urban Development Notice Of Default And Foreclosure Sale Recorded in accordance with 12 USCA 3764 (c) Whereas, on 6/8/2005, a certain Mortgage was executed by William D. Greenlow and Estelle Ann Greenlow, Husband And Wife as mortgagor in favor of Seattle Mortgage Company as mortgagee, and None Shown as trustee, and was recorded on 6/17/2005, as Instrument No. 2005105458, in Book XX, Page XX, in the Office of the County Recorder of Marion County, Florida; and Whereas, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and
Whereas, the beneficial interest in the Mortgage is now owned by the Secretary, pursuant to an Assignment of Mortgage dated 3/17/2017, recorded on 4/4/2017, as instrument number 2017029986, book 6556, page 1397, in the Office of the County Recorder, Marion County, Florida; and
Whereas, a default has been made in the covenants and conditions of the Mortgage in that the payment due on 2/28/2020, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 5/20/2021 is \$198,700.02; and
Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;
Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C Tatman APC as Foreclosure Commissioner, recorded on 12/17/2020 as instrument number 2020137077, book XX, page XX notice is hereby given that on 6/24/2021 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder:

LEGAL DESCRIPTION:
LOT 7, BLOCK 6, BELMAR ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK G, PAGES 17 AND 17A, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. COMMONLY KNOWN AS: 6215 SE 125TH PLACE, BELLEVIEW, FL 34420

The sale will be held at front entrance to the Marion County Judicial Center, 110 NW 1st Ave, Ocala, FL 34475. The Secretary of Housing and Urban Development will bid an estimate of \$198,700.02.
There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.
When making their bids, all bidders except the Secretary must submit a deposit totaling \$19,870.00 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$19,870.00 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check.
If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title.
At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the

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remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure.
The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act.
Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$198,700.00, as of 6/23/2021, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.
Date: 5/20/2021
Law Offices of Jason C Tatman APC U.S. Dept. of HUD Foreclosure Commissioner
By: /s/Jason C Tatman 5677 Oberlin Dr., Ste 210, San Diego, CA 92121 (858) 201-3590 Fax (858) 348-4976
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
State Of CA County Of San Diego
On 5/20/2021 before me, Baron Tennelle III, a Notary Public personally appeared, Jason C Tatman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.
Witness my hand and official seal.
/s/Baron Tennelle III Notary Public My Comm. Expires July 27, 2022 June 3, 10, 17, 2021 37-3tc

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR MARION COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.:42-2020-CA-000089-CAAX-XX
NATIONS LENDING CORPORATION, AN OHIO CORPORATION,
Plaintiff,
vs.
DAIRIAN BURKE;
THOMAS BURKE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Fore-

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closure dated the 27th day of May 2021 and entered in Case No. 42-2020-CA-000089-CAAX-XX, of the Circuit Court of the 5TH Judicial Circuit in and for MARION County, Florida, wherein NATIONS LENDING CORPORATION, AN OHIO CORPORATION is the Plaintiff and DAIRIAN BURKE; THOMAS BURKE; UNKNOWN TENANT N/K/A VILMARIE MORALES; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. GREGORY C. HARRELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.marion.realforeclose.com at, 11:00 AM on the 26th day of July 2021, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND IN THE SW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 19; THENCE S 89 DEGREES 29' 28" E 988.58 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SW 1/4 OF SAID SECTION 19; THENCE S 00 DEGREES 03' 51" E ALONG THE EAST LINE OF SAID WEST 3/4 OF THE SE 1/4 OF THE SW 1/4, 784.52 FEET; THENCE N 89 DEGREES 28' 20" W, 498.99 FEET; THENCE N 00 DEGREES 03' 51" W, 222.50 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 28' 20" W, 287.86 FEET; THENCE N 00 DEGREES 02' 12" W, 151.51 FEET; THENCE S 89 DEGREES 28' 20" E, 287.79 FEET; THENCE S 00 DEGREES 03' 51" E, 151.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE INGRESS - EGRESS EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THEN S. 89 DEGREES 29' 28" E., 988.58 FEET TO THE NE CORNER OF THE WEST 3/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 19; THEN S. 00 DEGREES 03' 51" E., 784.52 FEET; THEN N. 89 DEGREES 28' 20" W., 498.99 FEET; THEN N. 00 DEGREES 03' 51" W., 222.50 FEET; THEN N. 89 DEGREES 28' 20" W., 287.86 FEET TO THE POINT OF BEGINNING; THEN N. 89 DEGREES 28' 20" W., 101.60 FEET; THEN S. 00 DEGREES 02' 12" E., 68.48 FEET; THEN N. 89 DEGREES 28' 38" W., 100.00 FEET; THEN S. 00 DEGREES 02' 12" E., 154.00 FEET; THEN N. 89 DEGREES 28' 20" W., 20.00 FEET; THEN S. 00 DEGREES 02' 12" E., 141.40 FEET TO THE NORTH RIGHT OF WAY LINE OF A 60 FOOT WIDE PUBLIC ROAD; THEN N. 89 DEGREES 28' 20" W., ALONG SAID NORTH RIGHT OF WAY LINE, 20.00 FEET; THEN N. 00 DEGREES 02' 12" W., 335.40 FEET; THEN S. 89 DEGREES 28' 20" E., 100.00 FEET; THEN N. 00 DEGREES 02' 12" W.,

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68.48 FEET; THEN S. 89 DEGREES 28' 20" E., 142.00 FEET; THEN S. 00 DEGREES 02' 12" E., 40.00 FEET TO THE POINT OF BEGINNING.

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 THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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 for Marion County, Kristina Valdez, at (352) 401-6796, 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 3rd day of June, 2021.
By:/s/ Pratik Patel
Pratik Patel, Esq.
Bar Number: 98057
Submitted by:
Choice Legal Group, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free:1-800-441-2438
eservice@clegalgroup.com

19-03788
June 10, 17, 2021 38-2tc

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR MARION COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 19-CA-001771-AX
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff,
vs.
JERRY L. BEVAN, et al.
Defendants.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 6, 2020, and entered in 19-CA-001771-AX of the Circuit Court of the FIFTH Judicial Circuit in and for Marion County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and JERRY L. BEVAN; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF STANNIS J. BEVAN are the Defendant(s). Gregory C. Harrell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.marion.realforeclose.com, at 11:00 AM, on June 29, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 25, BELLEVIEW HILLS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGES 31 AND 31A, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2000 DOUBLE-WIDE MOBILE HOME CONTAINING VIN#S FLHMB-FP119545447A AND FLHMBFP119545447B

Property Address:
14129 SE 59TH COURT, SUMMERFIELD, FL 34491

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 in accordance with Florida Statutes, Section 45.031.
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

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cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Marion County, Kristina Valdez, at (352) 401-6796, 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 1 day of June, 2021.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email: lgoorland@raslg.com

19-361293
June 10, 17, 2021 38-2tc

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR MARION COUNTY, FLORIDA
CASE NO. 2021 CA 627
JOHN S RUDNIANYN,
TRUSTEE FOR INTERNATIONAL PROPERTY SERVICES CORP.
PROFIT SHARING PLAN TRUST,
Plaintiff,
vs.
JULIAN PLARD VAZQUEZ; UNKNOWN HEIRS OF JULIAN PLARD VAZQUEZ; IF ANY, AND UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANTS
Defendants.
NOTICE OF ACTION; CONSTRUCTIVE SERVICE OF PROCESS-PROPERTY
NOTICE OF ACTION TO JULIAN PLARD VAZQUEZ; UNKNOWN HEIRS OF JULIAN PLARD VAZQUEZ, IF ANY WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE HEREBY NOTIFIED that an action to quiet title has been commenced on the following property in Marion County, Florida:

SEC 26 TWP 17 RGE 21 PLAT BOOK O PAGE 053 MARION OAKS UNIT 4 BLK 446 LOT 24 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO: 8004-0446-24

And has been filed against you and you are required to serve a copy of your written defenses, if any, to it on RICHARD MUTARELLI, JR., ESQ., the Plaintiff's attorney, whose address is Schatt, McGraw, Rauba & Mutarelli, P.A., 328 N.E. 1st Avenue, Suite 100, Ocala, Florida 34470, on or before July 17, 2021 and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.
Dated on June 2, 2021.
GREGORY C. HARRELL
As Clerk of the Court
By: N. HERNANDEZ
As Deputy Clerk
Richard Mutarelli, Jr., Esq.
Schatt, McGraw, Rauba & Mutarelli, P.A.
328 N.E. 1st Avenue
Suite 100
Ocala, FL 34470
352-789-6520
June 10, 17, 24 - July 1, 2021 38-4tc

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR MARION COUNTY, FLORIDA
CASE NO. 2021 CA 334
SHANBRU, INC. A FLORIDA CORPORATION,
Plaintiffs
vs.
KEITH MCDONALD; UNKNOWN HEIRS OF KEITH MCDONALD, IF ANY; ISMARI LUZ MC-

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DONALD; UNKNOWN HEIRS OF ISMARI LUZ MCDONALD, IF ANY; AND UNKNOWN TENANTS IN POSSESSION, IF ANY
Defendant,
NOTICE OF ACTION; CONSTRUCTIVE SERVICE OF PROCESS-PROPERTY
NOTICE OF ACTION TO KEITH MCDONALDS; UNKNOWN HEIRS OF KEITH MCDONALD, IF ANY; ISMARI LUZ MCDONALD; UNKNOWN HEIRS OF ISMARI LUZ MCDONALD, IF ANY WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE HEREBY NOTIFIED that an action to quiet title has been commenced on the following property in Marion County, Florida:

TRACT 364, FLORIDA HIGHLANDS, AN UNRECORDED SUBDIVISION MORE FULLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO.: 4088-362-000

And has been filed against you and you are required to serve a copy of your written defenses, if any, to it on RICHARD MUTARELLI, JR., ESQ., the Plaintiff's attorney, whose address is Schatt, McGraw, Rauba & Mutarelli, P.A., 328 N.E. 1st Avenue, Suite 100, Ocala, Florida 34470, on or before WITHIN 30 DAYS and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.
Dated on June 3, 2021.
GREGORY C. HARRELL
As Clerk of the Court
By: N. HERNANDEZ
As Deputy Clerk
Richard Mutarelli, Jr., Esq.
Schatt, McGraw, Rauba & Mutarelli, P.A.
328 N.E. 1st Avenue
Suite 100
Ocala, FL 34470
352-789-6520
June 10, 17, 24 - July 1, 2021 38-4tc

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the under-signed, desiring to engage in business under the fictitious name of
HAMPTON SOUTH LGS
located at 16 SE Broadway St., in the county of MARION, in the City of Ocala, Florida 34471, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Belleview, Florida, this 10 day of June, 2021.
Hampton South of Ocala LLC,
Owner
June 10, 2021 38-1tc

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the under-signed, desiring to engage in business under the fictitious name of
352 LOGISTICS
located at 11260 NW 14TH ST, in the county of MARION, in the City of OCALA, FLORIDA 34482, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Belleview, Florida, this 10 day of June, 2021.
MICHAEL DALE COLEMAN,
352 LOGISTICS LLC, OWNERS
June 10, 2021 38-1tc