

POLK COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF SALE
Affordable Title & Lien, Inc will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.78 of the Florida Statutes on November 17, 2016 at 10 A.M.
* AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED *
2000 PONTIAC,
VIN# 3G7DA03E62S589507
Located at: 2915 SWINDELL RD, LAKELAND, FL 33805 Polk
Any person(s) claiming any interest(s) in the above vehicles contact: Affordable Title & Lien Inc, (954) 684-6991
* ALL AUCTIONS ARE HELD WITH RESERVE *
Some of the vehicles may have been released prior to auction
LIC # AB-0003126
November 4, 2016 16-02174K

FIRST INSERTION
NOTICE OF SALE
Rainbow Title & Lien, Inc. will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on December 01, 2016 at 10 A.M.
* AUCTION WILL OCCUR WHERE EACH VEHICLE/VESSEL IS LOCATED *
2000 BLUE CHEVROLET MALIBU, VIN# 1G1NE52J2Y6224690
Located at: WESTSIDE AUTO REPAIR
111 W. PARKER STREET, LAKE- LAND, FL 33815
Lien Amount: \$4,020.00
a) Notice to the owner or lienor that he has a right to a hearing prior to the scheduled date of sale by filing with the Clerk of the Court.
b) Owner has the right to recover possession of vehicle by posting bond in accordance with Florida Statutes Section 559.917.
c) Proceeds from the sale of the vehicle after payment lien claimed by lienor will be deposited with the Clerk of the Court.
Any person(s) claiming any interest(s) in the above vehicles contact: Rainbow Title & Lien, Inc., (954) 920-6020
* ALL AUCTIONS ARE HELD WITH RESERVE *
Some of the vehicles may have been released prior to auction
LIC # AB-0001256
25% BUYERS PREMIUM
November 4, 2016 16-02180K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016-CP-002201-0000-XX
IN RE: ESTATE OF BARBARA PFLEGER Deceased.
The administration of the estate of BARBARA PFLEGER, deceased, whose date of death was June 26, 2015, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 November 4, 2016.
Personal Representative:
JANET L. POELKER
2144 Briargate Lane
St. Louis, Missouri 63122
Attorney for Personal Representative:
AMY B. VAN FOSSEN
Florida Bar Number: 0732257
AMY B. VAN FOSSEN, P.A.
1696 W. Hibiscus Blvd., Suite A
Melbourne, FL 32901
Telephone: (321) 345-5945
Fax: (321) 345-5417
E-Mail: brenda@amybvafossen.com
November 4, 11, 2016 16-02165K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2016CP-2755
IN RE: THE ESTATE OF EDWARD O. RETALLACK, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the administration of the estate of EDWARD O. RETALLACK, deceased, File Number 2016CP-2755, by the Circuit Court for Polk County, Florida, Probate Division, the address of which P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000; that the Decedent's date of death was June 2, 2016; that the total value of the estate is \$38,000.00 and that the names and addresses of those to whom it has been assigned by such order are
Richard E. Retallack
35 S Dishmill Road,
Higginum, CT 06441
Linda Cavaleri
3 Forest Glen #16,
Middletown, CT 06457
Patricia Keeney
814 North Richmond Rd,
Fleetwood, PA 19522
ALL INTERESTED PERSONS ARE NOTIFIED THAT
All creditors of the decedent and persons having claims or demands against the estate of the Decedent, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 November 4, 2016.
Person Giving Notice:
Richard E. Retallack
35 S Dishmill Road
Higginum, CT 06441
Attorney for Person Giving Notice :
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
101 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
November 4, 11, 2016 16-02164K

FIRST INSERTION
NOTICE OF RESCHEDULED SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2011CA-001000-0000-WH PENNYMAC CORP., Plaintiff, vs. QUEVEDO, CARLOS et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 19, 2016, and entered in Case No. 2011CA-001000-0000-WH of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which PennyMac Corp., is the Plaintiff and Carlos A. Quevedo, Idany Quevedo, Portfolio Recovery Associates, LLC, Tenant #1 n/k/a Jorge Almeida, Tenant #2 n/k/a Rafael Vitia, Tenant #3 n/k/a Sheila Remtas, Tenant #4 n/k/a Maria Rodriguez, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 23rd day of November, 2016, the following described property as set forth in said Final Judgment of Foreclosure:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE EAST 300 FEET, OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.
TOGETHER WITH TWO MOBILE HOMES AS PERMANENT FIXTURES AND APPURTENANCES THERETO.
A/K/A
PARCEL ONE:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 16CP-2660
IN RE: ESTATE OF PERRY R. STEVES, Deceased.
The administration of the estate of PERRY R. STEVES, deceased, whose date of death was May 23, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS 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.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 4, 2016.
Personal representative:
SHAWN S. STEVES, Personal Representative
49111 Maccelle Road
Morongo Valley, CA 92256
Attorney for Personal Representative:
Samuel E. Duke, Attorney
Florida Bar No. 146560
Post Office Box 3706
Lake Wales, FL 33859-3706
Telephone: 863/676-9461
E-Mail Address: sdukeatty@aol.com
November 4, 11, 2016 16-02166K

FIRST INSERTION
NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2016-CA-000292
DIVISION: 8
Wells Fargo Bank, National Association Plaintiff, vs. Deborah Reams; David P. Wilson, Jr. a/k/a David P. Wilson; Lonnie Burton; Unknown Spouse of Deborah Reams; Unknown Spouse of David P. Wilson, Jr. a/k/a David P. Wilson; Unknown Spouse of Lonnie Burton; Unknown Heirs, Devises, Grantees, Assignees, Creditors and Lienors of David P. Wilson, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); CitiFinancial Equity Services, Inc.; PHH Mortgage Corporation f/k/a Candant Mortgage Corporation; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants.
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-000292 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 16-CP-2524
IN RE: ESTATE OF CARL DORSEY CROSBY Deceased.
The administration of the Estate of CARL DORSEY CROSBY, deceased, whose date of death was October 21, 2015, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 November 4, 2016.
Personal Representative:
ARTHUR SZANYI
531 Gornito Lake Rd.
Brandon, Florida 33510
Attorney for Personal Representative:
JOHN M. HEMENWAY
Attorney for Personal Representative
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpalaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
November 4, 11, 2016 16-02172K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016-CP-001277
IN RE: ESTATE OF NANCY J. SETZER Deceased.
The administration of the estate of NANCY J. SETZER, deceased, whose date of death was December 16, 2015, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 November 4, 2016.
Personal Representative:
Laurel Dawn Bethea
803 Greenwood Avenue
Tullahoma, Tennessee 37388
Attorney for Personal Representative:
Stephanie S. Woods
Florida Bar Number: 0011006
The Woods Law Firm, P.A.
999 Douglas Avenue, Suite 3323
Altamonte Springs, Florida 32714
Telephone: (407) 487-1601
Fax: (407) 487-1603
E-Mail: StephanieS.Woods@gmail.com
E-Mail: Normal.Tornatela@gmail.com
November 4, 11, 2016 16-02183K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 16CP-2481
IN RE: ESTATE OF MARY HALE MOWRY Deceased.
The administration of the estate of Mary Hale Mowry, deceased, whose date of death was May 7, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 November 4, 2016.
Personal Representative:
Stephen W. Mowry
27580 Canal Road, Apt. 1201
Orange Beach, Alabama 36561
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
CRAIG A. MUNDY, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: calebw@mundylaw.com
November 4, 11, 2016 16-02173K

FIRST INSERTION
NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2016-CA-000292
DIVISION: 8
Wells Fargo Bank, National Association Plaintiff, vs. Deborah Reams; David P. Wilson, Jr. a/k/a David P. Wilson; Lonnie Burton; Unknown Spouse of Deborah Reams; Unknown Spouse of David P. Wilson, Jr. a/k/a David P. Wilson; Unknown Spouse of Lonnie Burton; Unknown Heirs, Devises, Grantees, Assignees, Creditors and Lienors of David P. Wilson, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); CitiFinancial Equity Services, Inc.; PHH Mortgage Corporation f/k/a Candant Mortgage Corporation; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants.
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-000292 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016-CP-001277
IN RE: ESTATE OF NANCY J. SETZER Deceased.
The administration of the estate of NANCY J. SETZER, deceased, whose date of death was December 16, 2015, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 November 4, 2016.
Personal Representative:
Laurel Dawn Bethea
803 Greenwood Avenue
Tullahoma, Tennessee 37388
Attorney for Personal Representative:
Stephanie S. Woods
Florida Bar Number: 0011006
The Woods Law Firm, P.A.
999 Douglas Avenue, Suite 3323
Altamonte Springs, Florida 32714
Telephone: (407) 487-1601
Fax: (407) 487-1603
E-Mail: StephanieS.Woods@gmail.com
E-Mail: Normal.Tornatela@gmail.com
November 4, 11, 2016 16-02183K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2015-CA-2849

LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. GUSTAVO R. ALBIZO ANGULO, IDALYS RUSSE MELENDEZ & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated July 21, 2016 and in Case No. 2015-CA-2849 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., the Plaintiff and GUSTAVO R. ALBIZO ANGULO & IDALYS RUSSE MELENDEZ the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on December 6, 2016, the following described property set forth in the Final Summary Judgment:

Lot 311, Lakeshore Club, according to the plat thereof, as recorded in Plat Book 111, Page 16, of the Public Records of Polk County, Florida.

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

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand this 27th day of October, 2016.

By: Sarah E. Webner
Sarah E. Webner, Esq.
Florida Bar No. 92751

WONSETLER & WEBNER, P.A.

860 North Orange Avenue, Suite 135
Orlando, FL 32801
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846
(F) 407-770-0843
Attorney for Plaintiff
November 4, 11, 2016 16-02158K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No.

2011-CA-006485-0000-WH
Division 16

WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE2 ASSET-BACKED PASS-THROUGH CERTIFICATES Plaintiff, vs. PAULINE HAYDEN, OAKFORD ESTATES PROPERTY OWNERS' ASSOCIATION, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 22, 2014, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 72, OAKFORD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 125, PAGES 30, 31 AND 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA and commonly known as: 5619 FISCHER DRIVE, LAKE LAND, FL 33812; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on November 29, 2016 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Edward B. Pritchard
(813) 229-0900 x1309

Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
328008/1338563/wll
November 4, 11, 2016 16-02159K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL CIVIL DIVISION Case No. 2015-CA-00994

BRIAN LANCE PINKER, Plaintiff, vs. SPOONBILL RH, LLC, a Florida limited liability company; ANDREW OFSTEIN; MARTIN B. SHULTS, IF LIVING, AND IF DEAD, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MARTIN B. SHULTS; ASSOCIATION OF POINCIANA VILLAGES, INC.; IDO DAVID; ERIC MCDANIEL and JOHN DOE, AS UNKNOWN PERSON IN POSSESSION, Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered on October 19, 2016 in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk of Court will sell the property situated in Polk County, Florida, described as:

Lot 6, Block 276, PoINCIANA neighborhood 6 South, Village 3, as recorded in plat book 54, page 43 of the public records of Polk County, Florida.

Property Address: 132 Spoonbill Court, PoINCIANA, Florida 34759. at public sale, to the highest and best bidder, for cash, electronically online at http://www.polk.realforeclose.com at 10:00a.m. on December 20, 2016.

Any persons claiming any 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 from 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated on OCTOBER 28, 2016
By: Ross Mabery, Esq.
Florida Bar No.: 100939
PERRY G. GRUMAN, P.A.

3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
Attorney for Plaintiff
November 4, 11, 2016 16-02160K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2014-CA-004345-0000-00

DIVISION: 15
GREEN TREE SERVICING LLC Plaintiff, vs. ANTEANOR ISMA; UNKNOWN SPOUSE OF ANTEANOR ISMA; KATY WITTY; UNKNOWN SPOUSE OF KATY WITTY; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-004345-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein GREEN TREE SERVICING LLC, Plaintiff and ANTEANOR ISMA are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 24, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 37, BLOCK 3037, POINCIANA NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
15-293867 FCO1 GRT
November 4, 11, 2016 16-02187K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2013CA-003873-0000-00

DIVISION: 11
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MANUEL COLLAZO; PRINCETON MANOR HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; DELVIS COLLAZO; UNKNOWN TENANT #2; UNKNOWN TENANT #1 NKA GEISHA COLLAZO Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2013CA-003873-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and MANUEL COLLAZO are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on November 29, 2016, the following described property as set forth in said Final Judgment, to-wit:

LOT 69, PRINCETON MANOR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 144, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
15-292051 FCO1 CHE
November 4, 11, 2016 16-02188K

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2016CA001863000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T, Plaintiff, vs. FRANK MOTLEY, et al., Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 10, 2016, in the above-styled cause, I will sell to the highest and best bidder for cash at the www.polk.realforeclose.com beginning at 10:00 a.m. on November 30, 2016 the following described property:

LOT 85, HOLLIDAY MANOR, UNIT #2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 23, PUBLIC RECORDS OF POLK 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.

This Notice of Sale shall be published for two (2) consecutive weeks in the Business Observer.

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Bill to:
IRA SCOT SILVERSTEIN, PLLC
ATTORNEYS FOR PLAINTIFF
2900 West Cypress Creek Road,
Suite 6
Fort Lauderdale, Florida 33309
(954) 773-9911
(954) 369-5034 fax
File No.: 128.307 // MOTLEY
November 4, 11, 2016 16-02169K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0007

Pursuant to Section 721.855, Florida Statutes, WESTGATE RIVER RANCH OWNERS ASSOCIATION, INC. (hereinafter referred to as "Westgate"), has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, and recorded in O.R. Book 9700, at Page 1453, of the Public Records of Polk County, Florida, and the undersigned Trustee as appointed by Westgate, hereby formally notifies (See Exhibit "A") that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Westgate on the following described real property located in Polk County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") as defined in the Declaration of Covenants, Conditions and Restrictions for the Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan") and all amendment(s) thereto, if any. Together with the right to occupy, pursuant to the Plan, Building-Unit(s) (See Exhibit "A"), during Unit Week(s) (See Exhibit "A"), during Assigned Year(s), (See Exhibit "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Time Share (Property) Address"), Building (See Exhibit "A") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Westgate hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Westgate in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2)

Record the notice of sale in the Public Records of Polk County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Polk County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, P.A., Trustee.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE Owner(s)/Obligor(s), Timeshare Interest, Building-Unit, Week/Assigned Year, Default Date, Book/Page of Recorded Lien, Amount, Per Diem Amount Eduardo Cortez, 2960 Cynthia Ln Apt 107, Lake Worth, FL 33461-5849 Sandra L Cortez, 136 Granada Dr, Palm Springs, FL 33461, 1 Floating, 1-101, 19/WHOLE, 1/2/2010, 9700/1453-1457, \$6,053.14, \$1.79; Ino Velazquez, 14300 South West 122 Ct, Miami, FL 33186, 1 Floating, 1-101, 31/WHOLE, 1/2/2010, 9700/1453-1457, \$6,053.14, \$1.79; Robert F Buchenhorst, P.O. Box 4171, Wausau, FL 32463 Lorena Buchenhorst, 2272 Muddhill Rd, Wausau, FL 32463, 1/2 Floating, 1-101,

32/ODD, 1/2/2005, 9700/1453-1457, \$6,566.36, \$1.60; Errol S Williams, 445 Saint Lawrence Ave 1, Bronx, NY 10473-3605 Maria E Ballentine, 474 E 3rd St Apt 3A, Mount Vernon, NY 10553, 1 Floating, 2-102, 49/WHOLE, 1/2/2011, 9700/1453-1457, \$4,576.34, \$1.43; Maira G Contreras, 17831 NW 80th Ave, Hialeah, FL 33015, 1/2 Floating, 2-102, 50/EVEN, 1/2/2006, 9700/1453-1457, \$5,718.94, \$1.34; Carlos M Aleman, 18385 NW 76th Ct, Hialeah, FL 33015-2936 Roger Aleman and Paola B Acuna and Rosa A Aleman, 19940 NW 78th Path, Hialeah, FL 33015, 1/2 Floating, 3-103, 8/ODD, 1/2/2007, 9700/1453-1457, \$5,491.48, \$1.40; Deryl Fisher, 1743 Possum Trot Rd, Grandview, TN 37337-5525 Carmen L Fisher, 1301 NE Miami Gardens Dr Apt 1422, Miami, FL 33179-4992, 1/2 Floating, 4-104, 38/ODD, 1/2/2007, 9700/1453-1457, \$5,491.48, \$1.40; Janet F Schaere, 3519 Wading Heron Terrace, Oviedo, FL 32766, 1 Floating, 4-104, 47/WHOLE, 1/2/2011, 9700/1453-1457, \$4,871.54, \$1.52; Mark Taylor, 24 Batchelder Road Bldg 118 Apt D-12, Seabrook, NH 03874, 1, 5-105, 17/WHOLE, 1/2/2011, 9700/1453-1457, \$4,871.54, \$1.52; Joseph W Torma, PO Box 796, Crystal Beach, FL 34681, 1/2 Floating, 5-105, 19/ODD, 1/2/2007, 9700/1453-1457, \$5,491.48, \$1.40; Mercedes Gomez, 7820 NE Bayshore Ct Apt 212, Miami, FL 33138-6382, 1/2 Floating, 10-110, 46/ODD, 1/2/2007, 9700/1453-1457, \$4,597.02, \$1.24; Rosemarie Nolan, 930 Via Viejo St Apt 1S, Marble Falls, TX 78654, 1 All Season-Float Week / Float Unit, 11-111, 31/WHOLE, 1/2/2011, 9700/1453-1457, \$4,871.54, \$1.52; Thomas W Collins, 2576 Elk-cam Blvd, Port Charlotte, FL 33952 Kimberly A Paez, 2285 Aaron St Apt 9, Port Charlotte, FL 33952-5327, 1/2 Fixed Week / Float Unit, 11-111, 51/ODD, 1/2/2011, 9700/1453-1457, \$2,920.38, \$0.92.
November 4, 11, 2016 16-02167K

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0008

Pursuant to Section 721.855, Florida Statutes, WESTGATE RIVER RANCH OWNERS ASSOCIATION, INC. (hereinafter referred to as "Westgate"), has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, and recorded in O.R. Book 9700, at Page 1453, of the Public Records of Polk County, Florida, and the undersigned Trustee as appointed by Westgate, hereby formally notifies (See Exhibit "A") that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Westgate on the following described real property located in Polk County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") as defined in the Declaration of Covenants, Conditions and Restrictions for the Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan") and all amendment(s) thereto, if any. Together with the right to occupy, pursuant to the Plan, Building-Unit(s) (See Exhibit "A"), during Unit Week(s) (See Exhibit "A"), during Assigned Year(s), (See Exhibit "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Time Share (Property) Address"), Building (See Exhibit "A") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Westgate hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Westgate in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes,

in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Polk County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Polk County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, P.A., Trustee.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE Owner(s)/Obligor(s), Timeshare Interest, Building-Unit, Week/Assigned Year, Default Date, Book/Page of Recorded Lien, Amount, Per Diem Amount Gail Marcarelli and Gary Marcarelli, Trustees of the 6127 Wind-ing Lake Drive Realty Trust, dated April 8, 2005, 9 Bonner Ave, Medford, MA 02155, 1 Floating, 1-101, 33/WHOLE, 1/2/2011, \$4,871.54, \$1.52; Nelson W Holmes and Nancy

L Holmes, 310 N Highway H, Henrietta, MO 64036, 1/2 Floating, 2-102, 1/ODD, 1/2/2007, \$5,491.48, \$1.40; Romina E Hernandez, 30032 River Ranch Blvd, River Ranch, FL 33867-1210, 1 Floating, 4-104, 48/WHOLE, 1/2/2010, \$5,311.04, \$1.62; Ismael Rodriguez Oliván, 1145 Moonlight Way, Royal Palm Beach, FL 33411-3083, 1 All Season-Float Week / Float Unit, 8-108, 1/WHOLE, 1/2/2010, \$6,053.14, \$1.79; Sandra D Clutter, 702 Villa Cir, Boynton Beach, FL 33435-8914, 1 Floating, 8-108, 32/WHOLE, 1/2/2010, \$6,053.14, \$1.79; Danny R Klunk, 2020 58th St N, Clearwater, FL 33760-3109 Roberta E Wilder, 3301 Main Ave S 3, Eaton Park, FL 33840, 1 Value Season-Float Week / Float Unit, 10-110, 23/WHOLE, 1/2/2010, \$6,053.14, \$1.79; Wendy M Cheek, 25 Bowen Dr., Belmont, NC 28012, 1 Floating, 11-111, 5/WHOLE, 1/2/2010, \$6,053.14, \$1.79; Tyrone G Parker, 1110 Dogwood Ave, Tampa, FL 33613 Diedra D Parker, 16827 Larchwood Ave, Cleveland, OH 44135-1219, 1 All Season-Float Week / Float Unit, 12-112, 13/WHOLE, 1/2/2010, \$6,053.14, \$1.79; Michael F Darks and Jessie V Darks, 414 Hickory Tree Cir., Seffner, FL 33584, 1 Floating, 13-113, 18/WHOLE, 1/2/2011, \$4,871.54, \$1.52; Robert E Groom, 1606 Harvard Woods Dr Apt 2507, Brandon, FL 33511-2082, 1 All Season-Float Week / Float Unit, 15-115, 5/WHOLE, 1/2/2010, \$6,053.14, \$1.79; Hugo N Unruh, 2018 NE 21st Ter, Jensen Beach, FL 34957, 1 Floating, 15-115, 27/WHOLE, 1/2/2011, \$4,871.54, \$1.52; Darlene Page, 6303 S Macdill Ave 1611, Tampa, FL 33611-5019, 1 Fixed Week / Float Unit, 16-116, 15/WHOLE, 1/2/2011, \$4,871.54, \$1.52; Arnold D Shell, 1561 W M 61, Gladwin, MI 48624-8409 Lesley A Shell, 4849 N Hockaday Rd Unit 409, Gladwin, MI 48624-8602, 2 All Season-Float Week / Float Unit, 10-110, 10-110, 16/WHOLE, 28/WHOLE, 1/2/2011, \$8,304.24, \$3.05.
November 4, 11, 2016 16-02168K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.

2016CA-000389-0000-00 PARTNERS FEDERAL CREDIT UNION Plaintiff(s) vs. CHRISTOPHER SORRENTINO A/K/A CHRISTOPHER R. SORRENTINO; UNKNOWN SPOUSE OF CHRISTOPHER SORRENTINO A/K/A CHRISTOPHER R. SORRENTINO; 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, GRANTEEES, OR OTHER CLAIMANTS; SUNRIDGE WOODS ASSOCIATION, INC.; UNKNOWN SPOUSE OF KENDRA CAIN; UNKNOWN TENANT # 1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT # 2 IN POSSESSION OF THE PROPERTY; Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 1, 2016 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 127, SUNRIDGE WOODS PHASE 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 2 AND 3 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 243 BENT OAK LOOP, DAVENPORT, FL 33837

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 22ND day of NOVEMBER, 2016.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of the Court on this 18th day of October, 2016.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By Yashica Black
Deputy Clerk
November 4, 11, 2016 16-02177K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.

2015CA003112000000 THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff, vs. FAIRWOODS CONDOMINIUM ASSOCIATION, INC., et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 14, 2016, and entered in Case No. 2015CA003112000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, is Plaintiff and FAIRWOODS CONDOMINIUM ASSOCIATION, INC.; RICHARD E. PELZER; HELEN L. PELZER; UNKNOWN TENANT #1 N/K/A ROBERT BUTLER, are defendants. Stacy Butterfield, Clerk of Court for POLK, County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 30TH day of NOVEMBER, 2016, the following described property as set forth in said Final Judgment, to wit:

UNIT 210 C OF FAIRWOODS, A CONDOMINIUM, ACCORDING TO CONDO-

MINIUM BOOK 7, PAGES 6 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THE CERTAIN DECLARATION OF CONDOMINIUM FILED MAY 31, 1984, RECORDED IN O.R. BOOK 2242, PAGE 2128 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Morgan E. Long, Esq.
Florida Bar #: 99026
Email: MLong@vanlawfl.com
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
TF6261-15/dr
November 4, 11, 2016 16-02182K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2015-CA-001440

DIVISION: 4

First Tennessee Bank National Association Plaintiff, vs.- Randy D. Holley; Wanda L. Holley; Poinciana Village Three Association, Inc.; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-001440 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein First Tennessee Bank National Association, Plaintiff and Randy D. Holley are defendant(s), I, Clerk of Court, Stacy M.

Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on December 15, 2016, the following described property as set forth in said Final Judgment, to-wit:

LOT 11, BLOCK 28, REPLAT OF A PORTION OF POINCIANA NEIGHBORHOOD 1 VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGES 31 THROUGH 38, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
15-282963 FC01 CXE
November 4, 11, 2016 16-02190K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2015 CA 003755

U.S. BANK, N. A., AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-3 3000 Bayport Drive, Suite 880 Tampa, FL 33607 Plaintiff(s), vs. GREGORY C. BUELOW; THE UNKNOWN SPOUSE OF GREGORY C. BUELOW; POLK COUNTY, FLORIDA; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 13, 2016, in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of December, 2016, at 10:00 A.M. on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 40, OAK MEADOWS ESTATES ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1998 PALM HARBOR, 40 X 28 MOBILE HOME, SERIAL NUMBER PH0910201ABFL. AND

THAT CERTAIN 1998, 40 X 28 PALM HARBOR, MOBILE HOME SERIAL NUMBER(S): PH0910201AFL, PH-0910201BFL
PROPERTY ADDRESS: 3373 OAK MEADOWS DRIVE, MULBERRY, FL 33860

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Respectfully submitted,
HARRISON SMALBACH, ESQ.
Florida Bar # 116255
TIMOTHY D. PADGETT, P.A.
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlaw.net
Attorney for Plaintiff
TDP File No. 14-002650-5
November 4, 11, 2016 16-02155K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

2015CA-002510-0000-00 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. MARIA B. RIVERA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 30, 2015, and entered in 2015CA-002510-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF AMERICA is the Plaintiff and MARIA B. RIVERA; UNKNOWN SPOUSE OF MARIA B. RIVERA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION; HUNTERS GROVE HOMEOWNERS' ASSOCIATION, INC. F/K/A HUNTERS GREENE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on Novem-

ber 29, 2016, the following described property as set forth in said Final Judgment, to wit:

LOT 81, HUNTERS GREENE PHASE TWO, AS RECORDED IN PLAT BOOK 121, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 7365 HUNTERS GREENE CIR, LAKELAND, FL 33810

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 1 day of November, 2016.
By: Philip Stecco
Philip Stecco, Esquire
Florida Bar No. 108384
Communication Email:
pstecco@rasflaw.com
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
15-024423 - MoP
November 4, 11, 2016 16-02176K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2016-CA-002026

DIVISION: 11

First Bank, a Missouri State Chartered Bank, as Successor by Merger, to Coast Bank of Florida, a Florida State Chartered Bank Plaintiff, vs.- Bradley T. Baker a/k/a Brad Baker; Joy A. Baker a/k/a Joy Baker; Regions Bank, Successor by Merger with AmSouth Bank; Sunnywood Homeowners' Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-002026 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein First Bank, a Missouri State Chartered Bank, as Successor by Merger, to

Coast Bank of Florida, a Florida State Chartered Bank, Plaintiff and Bradley T. Baker a/k/a Brad Baker and Joy A. Baker a/k/a Joy Baker are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 24, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 21, SUNNYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 130, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
16-300379 FC01 FRT
November 4, 11, 2016 16-02184K

FIRST INSERTION

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

CASE NO. 53-2011CA-003546

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES ARS1 2006-M3 UNDER POOLING AND SERVICING AGREEMENT DATED SEPTEMBER 1, 2006, Plaintiff, vs. JUAN ARGUELLO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2012, and entered in 53-2011CA-003546 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES ARS1 2006-M3 UNDER THE POOLING AND SERVICING AGREEMENT DATED SEPTEMBER 1, 2006 is the Plaintiff and JUAN PABLO ARGUELLO; MARISOL N. ARIAS; RIDGEWOOD LAKES MASTER ASSOCIATION INC.; RIDGEWOOD POINTE HOMEOWNERS' ASSOCIATION, INC.; ARGENT MORTGAGE COMPANY LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 23, 2016, the following described

property as set forth in said Final Judgment, to wit:

LOT 22, RIDGEWOOD POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA.
Property Address: 366 CANARY ISLAND CIRCLE, DAVENPORT, FL 33837

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 27 day of October, 2016.
By: Philip Stecco
Philip Stecco, Esquire
Florida Bar No. 108384
Communication Email:
pstecco@rasflaw.com
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
14-57720 - MoP
November 4, 11, 2016 16-02156K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO. 2014CA003294000000

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. JAMES P. CALABRO; JODY A. CALABRO; FORD MOTOR CREDIT COMPANY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated 07/06/2015 and an Order Resetting Sale dated 10/25/2016 and entered in Case No. 2014CA003294000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is Plaintiff and JAMES P. CALABRO; JODY A. CALABRO; FORD MOTOR CREDIT COMPANY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash at online at www.polk.realforeclose.com, at 10:00 a.m. on November 30, 2016 the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, OF HAVEN HOMES UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED at Bartow, Florida, on November 2, 2016
By: Adam Willis
Florida Bar No. 100441
SHD Legal Group P.A.
Attorneys for Plaintiff
PO BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@shdlegalgroup.com
1478-144240 SAH.
November 4, 11, 2016 16-02181K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2016-CA-002165

DIVISION: 15

Ditech Financial LLC f/k/a Green Tree Servicing LLC Plaintiff, vs.-

Mohammed K. Zughbieh a/k/a Mohammed Zughbieh; Dayivi Nunez a/k/a Dayivi Nunez Zughbieh a/k/a Dayivi Zughbieh; Unknown Spouse of Mohammed K. Zughbieh a/k/a Mohammed Zughbieh; Midland Funding LLC; Portfolio Recovery Associates, LLC; Towne Park Estates Homeowners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-002165 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Ditech Financial

LLC f/k/a Green Tree Servicing LLC, Plaintiff and Mohammed K. Zughbieh a/k/a Mohammed Zughbieh are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 25, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 45, TOWNE PARK ESTATES PHASE 1-A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 140, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
16-300379 FC01 GRT
November 4, 11, 2016 16-02185K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.

**2013CA-000763-0000-WH
WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WELLS FARGO BANK
MINNESOTA, N.A., AS TRUSTEE
FOR AEGIS ASSET BACKED
SECURITIES TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2003-3,
Plaintiff(s) VS.
MARY LOMAX; JULIUS LOMAX;
LEROY L. BIBSBY, AS TRUSTEE
FOR THE SEMINOLE AVENUE
LOMAX TRUST DATED
OCTOBER 3, 2005;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2
Defendant(s)**
Notice is hereby given that pursuant to

a Final Judgment entered on AUGUST 25, 2016, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 8, 9 AND 10, BLOCK 1 OF SHERERTZ AND SMITH'S SUBDIVISION OF BLOCK 14 MITCHELL'S ADDITION TO THE TOWN OF FORT MEADE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 23RD day of NOVEMBER, 2016.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of the Court on this 19th day of October, 2016.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By: Carolyn Mack
Deputy Clerk

November 4, 11, 2016 16-02178K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

**Case #: 2014-CA-001090
U.S. Bank National Association, as
Indenture Trustee for Springleaf
Mortgage Loan Trust 2013-2
Plaintiff, -vs.-
David L. Ingram; Sandra L. Ingram
a/k/a Sandra Ingram; Springleaf
Home Equity, Inc., formerly known
as American General Home Equity,
Inc.; Unknown Tenant #1; Unknown
Tenant #2
Defendant(s).**
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-001090 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Plaintiff and David L. Ingram are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 27, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 62, OF CITRUS HIGHLANDS PHASE III SUBDIVISION AS RECORDED IN PLAT BOOK 87, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1999, MAKE: LIMITED, VIN#: FLA14613752A AND VIN#: FLA14613752B.
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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
15-283789 FCO1 CXE
November 4, 11, 2016 16-02189K

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

**Case #: 2016-CA-002279
DIVISION: 7
Ditech Financial LLC
Plaintiff, -vs.-
Alicia S. Officer; Branden L. Officer;
Jeremy A. Officer; Unknown Spouse
of Alicia S. Officer; Unknown
Spouse of Branden L. Officer;
Unknown Spouse of Jeremy A.
Officer; Unknown Heirs, Devises,
Grantees, Assignees, Creditors
and Lienors of Nancy Jean Officer,
and All Other Persons Claiming by
and Through, Under, Against The
Named Defendant(s); Unknown
Parties in Possession #1, If living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devises, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who are
not known to be dead or alive, whether
said Unknown Parties may claim an
interest as Spouse, Heirs, Devises,
Grantees, or Other Claimants
Defendant(s).**

TO: Branden L. Officer: LAST KNOWN ADDRESS, 712 Marian Drive, Saint Charles, MO 63301, Unknown Spouse of Branden L. Officer: LAST KNOWN ADDRESS, 712 Marian Drive, Saint Charles, MO 63301 and Unknown Heirs, Devises, Grantees, Assignees, Creditors and Lienors of Nancy Jean

Officer, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): ADDRESS UNKNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

BEGIN AT THE NORTHEAST CORNER OF LOT 5, BLOCK D, GIBSON PARK, LAKE LAND, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 470 FEET, THENCE WEST 94.13 FEET TO THE POINT OF BEGINNING, CONTINUE WEST 95.0 FEET, THENCE SOUTH 270 FEET, THENCE EAST 95.0 FEET; THENCE NORTH 270 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT SO MUCH OF SAID PARCEL AS SHALL LIE WITHIN THE LAKE, BEING EQUIVALENT TO LOT 12, BLOCK "D", OF THE UNRECORDED PLAT OF GIBSON PARK SUBDIVISION, BEING A

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

more commonly known as 110 Stanley Avenue, Lakeland, FL 33809.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, within thirty (30) days after the first publication of this notice 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. Default Date: November 28, 2016

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and seal of this Court on the 20 day of OCT, 2016.

Stacy M. Butterfield
Circuit and County Courts
By: Asuncion Nieves
Deputy Clerk
SHAPIRO, FISHMAN
& GACHÉ, LLP
Attorneys for Plaintiff
4630 Woodland Corporate Blvd.,
Suite 100
Tampa, FL 33614
16-300727 FCO1 GRT
November 4, 11, 2016 16-02170K

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

**Case #: 2014-CA-001265
The Bank of New York Mellon f/k/a
The Bank of New York, as Trustee
(CWALT 2006-36T2)
Plaintiff, -vs.-**

**Michael L. Knapstein a/k/a Michael
Knapstein and Janeen Knapstein,
Husband and Wife; JPMorgan
Chase Bank, National Association;
Mortgage Electronic Registration
Systems, Inc., as Nominee for
Countrywide Bank, National
Association; SunTrust Bank;
Unknown Parties in Possession
#1, If living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devises,
Grantees, or Other Claimants;
Unknown Parties in Possession
#2, If living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devises,
Grantees, or Other Claimants
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-001265 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein The Bank of New York Mellon f/k/a The Bank of New York, as Trustee (CWALT 2006-36T2),

FIRST INSERTION

Plaintiff and Michael L. Knapstein a/k/a Michael Knapstein and Janeen Knapstein, Husband and Wife are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on December 27, 2016, the following described property as set forth in said Final Judgment, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF POLK, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 31, STARR LAKE VILLA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND COMMENCE AT A CONCRETE MONUMENT SET IN THE WESTERLY BOUNDARY OF "BOULEVARD" AT THE COMMON CORNER OF LOTS 29 AND 30, ACCORDING TO THE PLAT OF "STARR LAKE PLAT OF W. J. HOWEY'S SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGES 7 AND 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN THENCE SOUTH 22° 23' 15" EAST, A DISTANCE OF 200.28 FEET FOR THE POINT OF BEGINNING FOR THIS TRACT, THENCE RUN SOUTH 63° 28' 45" WEST, A DISTANCE OF 708.00 FEET TO A CONCRETE MONUMENT. BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE SOUTH 28° 23' 15" EAST, ALONG THE WESTERLY BOUNDARY OF

"BOULEVARD" A DISTANCE OF 91.08 FEET, THENCE RUN SOUTHWESTERLY (ALONG THE SOUTHERLY BOUNDARY OF LOT 30, AS PER PLAT RECORDED IN PLAT BOOK 3A, PAGE 51, ON JUNE 16, 1914, PUBLIC RECORDS OF POLK COUNTY, FLORIDA) TO THE CONCRETE MONUMENT SET AT THE WESTERLY END OF THE NORTHERLY BOUNDARY OF THIS TRACT, SAID DESCRIPTION COVERING A TRIANGULAR TRACT OF LAND.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
12-251135 FCO1 ITB
November 4, 11, 2016 16-02192K

FIRST INSERTION

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

**CASE NO.: 2016 CA 000372
U.S. BANK, N.A., AS TRUSTEE
FOR MANUFACTURED
HOUSING CONTRACT
SENIOR/SUBORDINATE
PASS-THROUGH CERTIFICATE
2002-1
3000 BAYPORT DRIVE
SUITE 880
TAMPA, FL 33607
Plaintiff(s), vs.
SUSAN R. HEATH; LAWRENCE
E. CONNER AKA LAWRENCE E.
CONNER, SR.; THE UNKNOWN
SPOUSE OF SUSAN R. HEATH;
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 24, 2016, in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of January, 2017, at 10:00 A.M. on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A NUMBERED TRACT IN AN UNRECORDED PLAT OF LAKE WALES ESTATES AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 13
COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 27 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST 23.64 FEET; THENCE EAST 350.45 FEET; THENCE

NORTH 660.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 165.00 FEET; THENCE EAST 295.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 295.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 56' X 28' 2000 HOMES OF MERIT PANTHER MOBILE HOME, VEHICLE IDENTIFICATION NUMBERS FLHMBFP159545624A AND FLHMBFP159545624B. PROPERTY ADDRESS: 4045 GARDEN ST., LAKE WALES, FL 33853

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Respectfully submitted,
HARRISON SMALBACH, ESQ.
Florida Bar # 116255
TIMOTHY D. PADGETT, P.A.
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlaw.net
TDP File No. 15-002188-1
November 4, 11, 2016 16-02175K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION

**Case #: 2013CA-002283-0000-LK
DIVISION: 7**

**U.S. Bank, National Association,
as Trustee for Credit Suisse First
Boston Mortgage Securities Corp.,
Home Equity Asset Trust
2004-3, Home Equity Pass-Through
Certificates, Series 2004-3
Plaintiff, -vs.-**

**James Clay Fielding a/k/a James
C. Fielding; The Unknown Spouse
of James Clay Fielding a/k/a James
C. Fielding; US Bank National
Association, as Trustee for Credit
Suisse First Boston Mortgage
Securities Corp., Home Equity Asset
Trust 2004-2, Home Equity
Pass-Through Certificates, Series
2004-2; Christina Homeowners
Association, Inc.; Unknown Parties
in Possession #1, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devises, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devises, Grantees, or Other
Claimants
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2013CA-002283-0000-LK of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, where-

in U.S. Bank, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-3, Home Equity Pass-Through Certificates, Series 2004-3, Plaintiff and James Clay Fielding a/k/a James C. Fielding are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 19, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 56, CHRISTINA WOODS, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
12-254939 FCO1 WNI
November 4, 11, 2016 16-02191K

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

**Case #: 2016-CA-002982
DIVISION: 7**

**HSBC Bank USA, National
Association as Trustee for Structured
Adjustable Rate Mortgage Loan
Trust, Mortgage Pass-Through
Certificates, Series 2005-21
Plaintiff, -vs.-**

**Roger D. Roth, Jr. a/k/a Roger
Roth; Unknown Spouse of Roger
D. Roth, Jr. a/k/a Roger Roth;
Shari E. Roth; Highlands Crossing
Subdivision, Phase 1, Property
Owners Association, Inc.; Unknown
Parties in Possession #1, If living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devises, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who are
not known to be dead or alive, whether
said Unknown Parties may claim an
interest as Spouse, Heirs, Devises,
Grantees, or Other Claimants
Defendant(s).**

TO: Shari E. Roth: LAST KNOWN ADDRESS, 6336 Prominence Point Drive, Lakeland, FL 33813 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 79, OF BLOCK B, HIGHLANDS CROSSING PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGES 5 AND 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 6336 Prominence Point Drive, Lakeland, FL 33813.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, within thirty (30) days after the first publication of this notice 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. Default Date: 12-1-16

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and seal of this Court on the 24 day of October, 2016.
Stacy M. Butterfield
Circuit and County Courts
By: Joyce J. Webb
Deputy Clerk
SHAPIRO, FISHMAN
& GACHÉ, LLP
Attorneys for Plaintiff
4630 Woodland Corporate Blvd.,
Suite 100
Tampa, FL 33614
15-284800 FCO1 CXE
November 4, 11, 2016 16-02163K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2016CA002778000000
BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2006-OA17 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-OA17,
Plaintiff, vs.
MARIANNE LAURISTON, MARIE R. EUSTACHE AND VIANICK RICHIE, et. al.
Defendant(s),
 TO: VIANICK RICHE and UNKNOWN SPOUSE OF VIANICK RICHE
 whose residence is unknown and all parties having or claiming to have any right, title or interest in the property

described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 72, COVENTRY COVE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 130, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November 28, 2016/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO

(2) CONSECUTIVE WEEKS.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 WITNESS my hand and the seal of this Court at Polk County, Florida, this 20th day of October, 2016.
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 BY: Asuncion Nieves
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, & SCHNEID, PL
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: mail@rasflaw.com
 15-067045 - MiE
 November 4, 11, 2016 16-02162K

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2016CA002546000000
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3,
Plaintiff, vs.
UNKNOWN HEIRS OF PAUL S. CALIGUIRE, ET AL.
Defendants
 To the following Defendant(s):
 UNKNOWN HEIRS OF PAUL S. CALIGUIRE (CURRENT RESIDENCE UNKNOWN)
 Last Known Address: 542 OBO DRIVE, DAVENPORT, FL 33896
 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 77, SEYBOLD ON DUNSON ROAD PHASE FIVE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 105, PAGES 50 AND 51, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA.
 A/K/A 542 OBO DRIVE, DAVENPORT, FL 33896
 has been filed against you and you are required to serve a copy of your written defenses, if any, to Myriam Clerge, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 11/28/16 a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER 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. This notice is provided to Administrative Order No. 2065.
 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 WITNESS my hand and the seal of this Court this 20 day of October, 2016
 STACY BUTTERFIELD
 CLERK OF COURT
 By Danielle Cavas
 As Deputy Clerk
 Myriam Clerge
 VAN NESS LAW FIRM, PLC
 Attorney for the Plaintiff
 1239 E. NEWPORT CENTER DRIVE, SUITE #110,
 DEERFIELD BEACH, FL 33442
 AS3859-16/elo
 November 4, 11, 2016 16-02171K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2016-CA-003045
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CLAIRE ALVANOS, DECEASED, ET AL.
Defendants.
 TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CLAIRE ALVANOS, DECEASED, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, AND WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING BY, THROUGH, UNDER OR AGAINST THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CLAIRE ALVANOS, DECEASED, OR ANY OF THE HEREIN NAMED OR DESCRIBED DEFENDANTS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE PROPERTY HEREIN DESCRIBED
 Current residence unknown, but whose last known address was:
 1536 ARTHUR BLVD
 LAKELAND, FL 33801-7112
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida,

to-wit:
 BEGINNING 1078 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 24 EAST; RUN NORTH 140 FEET TO THE BEGINNING OF THIS TRACT, THENCE SOUTH 100 FEET; THENCE NORTHWESTERLY 169.81 FEET TO CURVE HAVING RADIUS OF 55 FEET; THENCE AROUND CURVE TO LEFT IN NORTHWESTERLY DIRECTION 43.32 FEET; THENCE IN SOUTHEASTERLY DIRECTION 138.84 FEET TO POINT OF BEGINNING.
 AND
 BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE EAST A DISTANCE OF 1050.27 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTINUE THENCE EAST A DISTANCE OF 27.73 FEET, RUN THENCE NORTH 0°22' EAST A DISTANCE OF 40.0 FEET; RUN THENCE NORTH 47°20' 10" WEST, A DISTANCE OF 169.81 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 55 FEET; RUN THENCE SOUTHWESTERLY AROUND SAID CURVE A DISTANCE OF 17.81 FEET; RUN THENCE IN A SOUTHEASTERLY DIREC-

TION A DISTANCE OF 176 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before Dec. 5th 2016 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 WITNESS my hand and seal of the Court on this 26 day of October, 2016.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 By: Lori Armijo
 Deputy Clerk
 EXL LEGAL, PLLC
 Plaintiff's attorney
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 888160277
 November 4, 11, 2016 16-02161K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2016-CA-003337
DIVISION: 8
Nationstar Mortgage LLC
Plaintiff, -vs.-
Jeffrey L. Sharer a/k/a Jeffrey Sharer; Laurie A. Cassidy; Diana L. Jones; Unknown Spouse of Jeffrey L. Sharer a/k/a Jeffrey Sharer; Unknown Spouse of Laurie A. Cassidy; Unknown Spouse of Diana L. Jones; Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Shirley A. Sharer, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); State of Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Shirley A. Sharer, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): ADDRESS UNKNOWN
 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:
 LOT 51, OF PINEVIEW ESTATES PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, AT PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1996, MAKE: FLEETWOOD, VIN#: GAFL-T54A77944HS21 AND VIN#: GAFLT54B77944HS21.
 more commonly known as 4250 Laurel Crest Road, Mulberry, FL

33860.
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, within thirty (30) days after the first publication of this notice 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. Default Date: December 5, 2016
 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 WITNESS my hand and seal of this Court on the 27th day of October, 2016.
 Stacy M. Butterfield
 Circuit and County Courts
 By: Asuncion Nieves
 Deputy Clerk
 SHAPIRO, FISHMAN & GACHÉ, LLP
 Attorneys for Plaintiff
 4630 Woodland Corporate Blvd., Suite 100
 Tampa, FL 33614
 16-303117 FC01 CXE
 November 4, 11, 2016 16-02179K

SAVE TIME
EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County
 Pinellas County • Pasco County • Polk County • Lee County
 Collier County • Orange County

legal@businessobserverfl.com

Business Observer

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE
Affordable Secure Self Storage VII
1925 George Jenkins Blvd.
Lakeland, FL 33815
(863)682-2988

Personal property consisting of sofas, TVs, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

A09: D. Spaight
C33: B. Lane
C73: J. Parker
L09: A. Jones
Units will be listed on
www.storagebattles.com
Auction ends on November 18 th , 2016
@11:00 AM or after
Oct. 28; Nov. 4, 2016 16-02154K

SECOND INSERTION

Notice of Public Sale of Personal Property
Pursuant to the lien granted by the Florida Self-Storage Facility Act, Fla. Stat. Ann. § 83.801, et. seq., Metro Storage, LLC, as managing agent for Lessor, will sell by public auction (or otherwise dispose) personal property (in its entirety) belonging to the tenants listed below to the highest bidder to satisfy the lien of the Lessor for rental and other charges due. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.Storagestuff.bid beginning five days prior to the scheduled auction date and time. The terms of the sale will be cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage, LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

METRO SELF STORAGE
624 Robin Rd
Lakeland, FL 33803
863-644-9242

Bidding will close on the website www.Storagestuff.bid on November 17, 2016 at 10AM

Occupant Name	Unit #	Property Description	
Tenant Name	Unit #	Description	
Thomas C Yoachim	212	Weights, table	
Tom Yoachim	212	Weights, table	
Craig Rodby	479B	Household goods	
October 28; November 4, 2016			16-02138K

SECOND INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2016-CA-1305
ISLAND CLUB WEST
HOMEOWNER'S ASSOCIATION,
INC., a Florida Not-For-Profit
Corporation,
Plaintiff, v.
SANTO DIMANCHE, UNKNOWN
SPOUSE OF SANTO DIMANCHE,
DIEUNER CLAUDE, UNKNOWN
SPOUSE OF DIEUNER CLAUDE &
ANY UNKNOWN PERSON(S) IN
POSSESSION,
Defendants.

Notice is given that under a Final Judgment dated August 24, 2016, and in Case No. 2016-CA-1305 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which ISLAND CLUB WEST HOMEOWNER'S ASSOCIATION, INC., the Plaintiff and SANTO DIMANCHE & DIEUNER CLAUDE the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on November 17, 2016, the following described property set forth in the Final Judgment:

Lot 154, Block 39, of Island Club West - Phase Two, according to the plat thereof as recorded in Plat

Book 115, Pages 3 through 8, of the Public Records of Polk County, Florida.

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

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand this 19th day of October, 2016.

By: Sarah E. Webner
Sarah E. Webner, Esq.
Florida Bar No. 92751

WONSETLER & WEBNER, P.A.
860 North Orange Avenue, Suite 135
Orlando, FL 32801
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846
(F) 407-770-0843
Attorney for Plaintiff
Oct. 28; Nov. 4, 2016 16-02135K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016CP0026880000XX
Division 14- Masters
IN RE: ESTATE OF
CHRISTOPHER POWER
Deceased.

The administration of the estate of CHRISTOPHER POWER, deceased, whose date of death was April 24, 2016, is pending in the Circuit Court for POLK COUNTY, Florida, Probate Division, the address of which is P.O. BOX 9000, DRAWER CC-4, BARTOW, FL 33831. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 October 28, 2016.

Personal Representative:

ALISON K. POWER

1752 Pompano Drive

Kissimmee, Florida 34759

MICHAEL POWER

1752 Pompano Drive

Kissimmee, Florida 34759

Attorney for Personal Representative:
Daniel T. Fleischer

Attorney
Florida Bar Number: 301700
1250 S. Pine Island Road
Suite 325
Plantation, FL 33324
Telephone: (954) 888-1747
Fax: (954) 642-2848
E-Mail: Daniel@FLplans.com
Secondary E-Mail:
assist@FLplans.com
Oct. 28; Nov. 4, 2016 16-02137K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 16cp-2705
IN RE: ESTATE OF
DOROTHY M. HOFFMANN, A/K/A
DOROTHY MAE HOFFMANN
Deceased.

The administration of the estate of Dorothy M. Hoffmann, A/K/A Dorothy Mae Hoffmann, deceased, whose date of death was July 23, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 October 28, 2016.

Personal Representative:

Karen Staebell

4810 Starker Ave.

Madison, Wisconsin 53716

Attorney for Personal Representative:
Cynthia J. McMillen

Attorney
Florida Bar Number: 351581
Law Offices of Joseph F. Phippen, Jr. & Assoc., PL
1920 East Bay Drive
Largo, Florida 33771
Telephone: (727) 586-3306 x 208
Fax: (727) 585-4209
E-Mail: Cynthia@attypip.com
Secondary E-Mail: Suzie@attypip.com
Oct. 28; Nov. 4, 2016 16-02144K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No. 2014CA-001252-0000-00
Wells Fargo Bank N.A., as Trustee,
for Carrington Mortgage Loan Trust,
Series 2006-NC3 Asset-Backed
Pass-Through Certificates
Plaintiff Vs.

IRIS GARCIA A/K/A IRIS Z. GARCIA; GERMAN RIVERA; et al
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 1st, 2016, and entered in Case No. 2014CA-001252-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates, Plaintiff and IRIS GARCIA A/K/A IRIS Z. GARCIA; GERMAN RIVERA; ET AL, are defendants. Stacy M. Butterfield, Polk County Clerk of the Court, will sell to the highest and best bidder for cash at www.polk.realforeclose.com, SALE BEGINNING AT 10:00 AM on this November 29th, 2016, the following described property as set forth in said Final Judgment, to wit:

LOT 4, OF KINGS COURT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 609 Kings Lane SW, Winter Haven, FL 33880

A 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.

This notice is provided pursuant to Administrative Order No. 2.065

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 20 day of October, 2016.

By: Mark Olivera, Esquire
Fl. Bar #22817

FLEService@udren.com

UDREN LAW OFFICES, P.C.

2101 W. Commercial Blvd, Suite 5000

Fort Lauderdale, FL 33309

Telephone 954-378-1757

Fax 954-378-1758

MJU #12070040-1

Oct. 28; Nov. 4, 2016 16-02132K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2016 CA 001472
VENTURES TRUST 2013-I-H-R BY
MCM CAPITAL PARTNERS, LLC
ITS TRUSTEE,
Plaintiff, vs.

WADE T. PRYCE; UNKNOWN
SPOUSE OF WADE T. PRYCE;
CHRISTINE PRYCE; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2; together with any grantees,
assignees, creditors, lienors,
heirs, devisees or trustees of said
defendants, and all other persons
claiming by, through, under or
against defendants,
Defendants.

NOTICE is hereby given that pursuant to the Final Judgment of Foreclosure entered in the cause pending in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, Case No. 2016-CA-001472, in which VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE, is Plaintiff, and WADE T. PRYCE; UNKNOWN SPOUSE OF WADE T. PRYCE; and Unknown Tenants in Possession, Defendants, the undersigned Clerk will sell the following described property situated in Polk County, Florida:

LOT 23, WILLOW WISP, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 74, PAGE PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 3628 N. Willow Wisp Drive, Lakeland, FL 33810

Together with an undivided percentage interest in the common elements pertaining thereto at public sale, to the highest and best bidder for cash at 10:00 am on the 18th day of January, 2017, at www.polk.realforeclose.com.

Any person claiming 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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED this 25th day of October, 2016.

Jason R. Hawkins

CAMERON H.P. WHITE

Florida Bar No. 021343

cwhite@southmilhausen.com

JASON R. HAWKINS

Florida Bar No. 011925

jhawkins@southmilhausen.com

South Milhausen, P.A.

1000 Legion Place, Suite 1200

Orlando, Florida 32801

Telephone: (407) 539-1638

Facsimile: (407) 539-2679

Attorneys for Plaintiff

Oct. 28; Nov. 4, 2016 16-02146K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

2015CA-002929-0000-00
DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
FOR THE REGISTERED HOLDER
OF MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2007-HE1
MORTGAGE PASS-THROUGH
CERTIFICATESSERIES 2007-HE1,
Plaintiff, vs.
ABRAHAM L. RICHARDSON AND
AZZIE L. RICHARDSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 19, 2016, and entered in 2015CA-002929-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATESSERIES 2007-HE1 is the Plaintiff and ABRAHAM L. RICHARDSON; AZZIE L. RICHARDSON; BENEFICIAL FLORIDA, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 16, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 32 OF JAN-PHYL VIL-
LAGE, UNIT 3-A, ACCORDING
TO THE MAP OR PLAT THERE-
OF RECORDED IN PLAT BOOK
45, PAGE 49, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

Property Address: 221 4TH JPV
STREET, WINTER HAVEN, FL
33880

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 25 day of October, 2016.

By: Philip Stecco

Philip Stecco, Esquire

Florida Bar No. 108384

Communication Email:

pstecco@rasflaw.com

ROBERTSON, ANSCHUTZ

& SCHNEID, P.L.

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: mail@rasflaw.com

15-028759 - MoP

Oct. 28; Nov. 4, 2016 16-02150K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

2014CA-004997-0000-00
FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"), A
CORPORATION ORGANIZED AND
EXISTING UNDER THE LAWS
OF THE UNITED STATES OF
AMERICA,
Plaintiff, vs.
ELIZABETH P. HOWARD AND
ANDREW C. HOWARD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2016, and entered in 2014CA-004997-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk 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 ELIZABETH P. HOWARD; CHRISTINA HAMMOCK OWNERS' ASSOCIATION, INC.; TD BANK, NATIONAL ASSOCIATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 17, 2016, the following described property as set forth in said Final Judgment, to wit:

LOT 71, OF CHRISTINA HAM-
MOCK, AS SHOWN BY THE
MAP OR PLAT THEREOF IN
PLAT BOOK 109, PAGE 14 AND
15, OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
Property Address: 731 LAKE
CLARK CT, LAKELAND, FL
33813

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 25 day of October, 2016.

By: Philip Stecco

Philip Stecco, Esquire

Florida Bar No. 108384

Communication Email:

pstecco@rasflaw.com

ROBERTSON, ANSCHUTZ

& SCHNEID, P.L.

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: mail@rasflaw.com

14-92046 - MoP

Oct. 28; Nov. 4, 2016 16-02151K

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SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2014-CA-002724
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, -vs- DAVID L. MACADAM; AMY N. WOMACK; PROVIDENCE COMMUNITY ASSOCIATION, INC.; ALL AMERICAN FINANCIAL ASSOCIATES, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE; UNKNOWN SPOUSE OF DAVID L. MACADAM; UNKNOWN SPOUSE OF AMY N. WOMACK; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-002724 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and DAVID L. MACADAM are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 18, 2017, the following described

property as set forth in said Final Judgment, to-wit: LOT 111, BLOCK A, GREENS AT PROVIDENCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 37 THROUGH 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-292166 FC01 CGG Oct. 28; Nov. 4, 2016 16-02126K

SECOND INSERTION

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

CASE NO: 2015CA004364000000
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ERICA T. WILLIAMS; UNKNOWN SPOUSE OF ERICA T. WILLIAMS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order to Plaintiff's Motion to Reset Foreclosure Sale in Civil Case No. 2015CA004364000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and WILLIAMS, ERICA, et al, are Defendants. The clerk shall sell to the highest and best bidder for cash at Polk County's On Line Public Auction website: www.Polk.realforeclose.com, at 10:00 AM on November 18, 2016, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida as set forth in said Order to Plaintiff's Motion to Reset Foreclosure Sale, to-wit:

LOT 4, BLOCK K, LAKE DAISY ESTATES PHASE III,

ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 89, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 272 DAISY ESTATES, WINTER HAVEN, FL 33884

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Julissa Diaz, Esq. FL Bar #: 97879
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Blvd, Suite 1430 Fort Lauderdale, Florida 33301 Tel: (954) 522-3233 Fax: (954) 200-7770 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-077865-F00 Oct. 28; Nov. 4, 2016 16-02133K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2014CA-003004-0000-00
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs. STANLEY E. JOHNSON A/K/A STANLEY JOHNSON; LASHONDA JOHNSON; HIGH POINT NORTH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated October 11, 2016, and entered in Case No. 2014CA-003004-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and STANLEY E. JOHNSON A/K/A STANLEY JOHNSON; LASHONDA JOHNSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HIGH POINT NORTH HOMEOWNERS ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on the 15 day of November,

2016, the following described property as set forth in said Final Judgment, to-wit: LOT 83, OF HIGH POINTE NORTH, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 8 - 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A 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. This notice is provided pursuant to Administrative Order No.1-21.5. 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 20 day of October, 2016. Sarah Klein Schachere, Esq. Bar No.: 35987

2016, the following described property as set forth in said Final Judgment, to-wit:

LOT 83, OF HIGH POINTE NORTH, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 8 - 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A 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.

This notice is provided pursuant to Administrative Order No.1-21.5.

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 20 day of October, 2016. Sarah Klein Schachere, Esq. Bar No.: 35987

Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 14-02193 JPC Oct. 28; Nov. 4, 2016 16-02134K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2016-CA-002156
DIVISION: 7
Nationstar Mortgage LLC Plaintiff, -vs- Rexanna J. Johnston; Unknown Spouse of Rexanna J. Johnston; Kings Pond Homeowners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-002156 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Rexanna J. Johnston are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the high-

est and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 11, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 15, OF KINGS POND, PHASE I, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA. IN PLAT BOOK 87 PAGES 44 AND 45.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 16-301073 FC01 CXE Oct. 28; Nov. 4, 2016 16-02123K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2015-CA-004003
DIVISION: 15

JPMorgan Chase Bank, National Association Plaintiff, -vs- Jose Antonio Figueroa Mendez; Adrianna J. Zayas a/k/a Adrianna Zayas; Patterson Groves Homeowners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-004003 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Jose Antonio Figueroa Mendez are

defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 18, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 163, PATTERSON GROVES, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-290312 FC01 CHE Oct. 28; Nov. 4, 2016 16-02127K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2016CA-000544-0000-00
SEC. 15

SOUTHERN PROPERTY ACQUISITION, INC., as Trustee of 4813 MARK WAY LAND TRUST, Plaintiff, v. ALFONSO A. LOPEZ, DEBORAH L. LOPEZ, a/k/a DEBRA WARD, CMS CORPORATION OF WINTER HAVEN, INC., W.S. BADCOCK CORPORATION, and STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated October 19, 2016, and entered in the above styled cause, wherein SOUTHERN PROPERTY ACQUISITION, INC., as Trustee of 4813 MARK WAY LAND TRUST, is the Plaintiff and ALFONSO A. LOPEZ, DEBORAH L. LOPEZ, a/k/a DEBRA WARD, CMS CORPORATION OF WINTER HAVEN, INC., W.S. BADCOCK CORPORATION, and STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY are the Defendants, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on November 23, 2016, the following described property as set forth in said

Final Judgment: Lot 58 of Wheeler Heights Mobile Home Park, as shown by map or plat thereof, recorded in Plat Book 62, Page 17, Public Records of Polk County, Florida. All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. 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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated October 26, 2016. STACY M. BUTTERFIELD, Clerk of the Circuit Court Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com Fla. Bar #0948977 Counsel for Plaintiff. For the Court. Oct. 28; Nov. 4, 2016 16-02153K

Final Judgment: Lot 58 of Wheeler Heights Mobile Home Park, as shown by map or plat thereof, recorded in Plat Book 62, Page 17, Public Records of Polk County, Florida.

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. 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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated October 26, 2016. STACY M. BUTTERFIELD, Clerk of the Circuit Court Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com Fla. Bar #0948977 Counsel for Plaintiff. For the Court. Oct. 28; Nov. 4, 2016 16-02153K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2016-CA-001226
DIVISION: 15

Nationstar Mortgage LLC Plaintiff, -vs- Adria L. Holmes a/k/a Adria Holmes; Unknown Spouse of Adria L. Holmes a/k/a Adria Holmes; Polk County, Florida; United States of America Acting through Secretary of Housing and Urban Development; Cobblestone Landing Townhomes Condominium Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-001226 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Adria L. Holmes a/k/a Adria Holmes are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will

sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 17, 2017, the following described property as set forth in said Final Judgment, to-wit:

UNIT NO. 907, BUILDING NO. 9, COBBLESTONE LANDING TOWNHOMES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6975, PAGE 2085, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS AMENDED.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 16-298129 FC01 CXE Oct. 28; Nov. 4, 2016 16-02125K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2015-CA-004163
DIVISION: 4

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG Plaintiff, -vs- Roxie Bishop; Unknown Heirs, Devises, Grantees, Assignees, Creditors and Lienors of Elbertie Graves, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Spouse of Roxie Bishop; Unknown Parties in Possession #1; Unknown Parties in Possession #2; Unknown Parties in Possession #3, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-004163 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG, Plaintiff and Roxie Bishop are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 11,

2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK 4, LESS THE SOUTH 91.65 FEET THEREOF, AND THE EAST 40 FEET OF LOT 2, BLOCK 4, LESS THE SOUTH 91.65 FEET THEREOF, ALL IN THE ORIGINAL TOWN OF DAVENPORT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 58 AND 59.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-285377 FC01 CXE Oct. 28; Nov. 4, 2016 16-02128K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2013CA-004184-0000-00
FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. PEGGY L. COTHREN; DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; TIFANEY L. COTHREN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 13th day of October, 2016, and entered in Case No. 2013CA-004184-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; TIFANEY L. COTHREN; and UNKNOWN TENANT(S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 17th day of November, 2016, the following described property as set forth in said Final Judgment, to-wit:

SEE ATTACHED EXHIBIT "A" EXHIBIT "A"

Beginning at the Southwest corner of Lot 7, Block 4, Orange-wood, according to plat thereof recorded in Plat Book 14, Page 13, public records of Polk County, Florida, said corner being 2234.4

feet South and 967 feet East of the Northwest corner of the NW 1/4 of the NE 1/4 of Section 31, Township 28 South, Range 26 East, run thence South 89° 17' 00" East 154 feet more or less to the shore of Lake Shipp, thence Southerly along said shore line 75 feet more or less to a stake, thence North 89° 17' 00" West 135.7 feet more or less to a stake, thence North 10° 53' 00" East 75 feet to the point of beginning.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 25 day of OCTOBER, 2016. By: Steven Force, Esq. Bar Number: 71811

Submitted by: Choice Legal Group, P.A. P.O. Box 9908 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@clelegalgroup.com Oct. 28; Nov. 4, 2016 16-02152K

SECOND INSERTION

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8, Plaintiff, VS. MARIA L. VELOZ-DECRESIE; 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 June 23, 2016 in Civil Case No. 2015CA003297000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8 is the Plaintiff, and MARIA L. VELOZ-DECRESIE; ANTHONY J. DECRESIE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR IMPAC FUNDING CORPORATION DBA IMPAC LENDING GROUP; UNITED STATES ATTORNEYS OFFICE FOR MIDDLE DISTRICT OF FLORIDA; 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, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 18, 2016 at 10:00 AM, the following described real property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK A OF FROWE'S SECOND SUBDIVISION, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THAT CERTAIN TRACT OF LAND LYING SOUTH OF LOT 12 OF FROWE'S SECOND SUBDIVISION, BLOCK 'A', SECTION 28, TOWNSHIP 28 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 8, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SAME BEING BOUNDED ON THE NORTH BY THE SOUTHERLY BOUNDARY OF LOT 12, ON THE SOUTH BY THE WATERS OF LAKE OTIS, ON THE WEST BY THE WEST BOUNDARY OF LOT 12, PRODUCED SOUTH AND ON THE EAST BY THE EAST BOUNDARY OF LOT 12 PRODUCED SOUTH, SUBJECT TO THE RIGHT-OF-WAY OF LAKE OTIS OVER THE NORTHERLY 45.68 FEET THEREOF.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 25 day of October, 2016. By: Susan Sparks - FBN 33626 for Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepите.com

ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 1221-13184B Oct. 28; Nov. 4, 2016 16-02139K

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 2016CA001416000000 FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. CHIA KUEI CHUNG; WENDY CHUNG; SUNTRUST BANK; SOLIVITA COMMUNITY ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; AVATAR PROPERTIES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 13, 2016, and entered in Case No. 2016CA001416000000 of the Circuit Court in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and CHIA KUEI CHUNG; WENDY CHUNG; SUNTRUST BANK; SOLIVITA COMMUNITY ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; AVATAR PROPERTIES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-

SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash at online at www.polk.realforeclose.com ,10:00 a.m. on the 12th day of December, 2016, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 297, SOLIVITA PHASE IIC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGES 12 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED at Bartow, Florida, on October 19, 2016.

By: Adam Willis Florida Bar No. 100441 SHD Legal Group P.A. Attorneys for Plaintiff PO BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@shdlegalgroup.com 1440-157800 SAH. Oct. 28; Nov. 4, 2016 16-02148K

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 532016CA000996000000 FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. JORGE L CORTEZ; LETICIA CORTEZ; COUNTRY CLUB ESTATES OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 10, 2016, and entered in Case No. 532016CA000996000000 of the Circuit Court in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and JORGE L CORTEZ; LETICIA CORTEZ; COUNTRY CLUB ESTATES OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest

and best bidder for cash at online at www.polk.realforeclose.com ,10:00 a.m. on the 10th day of January, 2017, the following described property as set forth in said Order or Final Judgment, to-wit:

THE WEST 1/2 OF THE NORTH 137.5 FEET OF LOT 34, IN BLOCK 2, OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED at Bartow, Florida, on October 21, 2016.

By: Adam Willis Florida Bar No. 100441 SHD Legal Group P.A. Attorneys for Plaintiff PO BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@shdlegalgroup.com 1440-157690 SAH. Oct. 28; Nov. 4, 2016 16-02149K

OFFICIAL COURTHOUSE WEBSITES: MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com | CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org | COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com | PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org | POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

Business Observer logo

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2014-CA-002618 DIVISION: 11 Green Tree Servicing LLC Plaintiff, -vs- Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Gloria G. Vega, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-002618 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Green Tree Servicing LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Gloria G. Vega, and All Other Per-

sons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on November 17, 2016, the following described property as set forth in said Final Judgment, to-wit:

LOT 85, THE MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 14-270631 FC01 ALW Oct. 28; Nov. 4, 2016 16-02129K

SECOND INSERTION

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

CASE NO.: 2014CA004410000000 OCWEN LOAN SERVICING, LLC, Plaintiff, vs. PETER TATER; 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 15, 2016 in Civil Case No. 2014CA004410000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, OCWEN LOAN SERVICING, LLC is the Plaintiff, and PETER TATER; KATERINA TATER; RIDGEWOOD LAKES MASTER ASSOCIATION, INC.; THE FOREST AT RIDGEWOOD HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A KATERINA MUCHALOBA; UNKNOWN TENANT 2 N/K/A ANDREW ROST; 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, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 15, 2016 at 10:00

AM the following described real property as set forth in said Final Judgment, to wit:

LOT 11, OF THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 24, 25, AND 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 24 day of October, 2016.

By: Susan Sparks - FBN 33626 for Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 1221-6495B Oct. 28; Nov. 4, 2016 16-02141K

SECOND INSERTION

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

CASE NO.: 2016CA001365000000 CITIMORTGAGE, INC., Plaintiff, vs. CRAIG S. CURREY A/K/A CRAIG CURREY A/K/A CRAIG STEVEN CURREY; 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 12, 2016 in Civil Case No. 2016CA001365000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and CRAIG S. CURREY A/K/A CRAIG CURREY A/K/A CRAIG STEVEN CURREY; CAROL D. CURREY A/K/A CAROL CURREY A/K/A CAROL DENISE CURREY A/K/A CAROL DENISE MCMULLEN; 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, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 15, 2016 at 10:00 AM the following described real property as set forth in said Final Judgment,

to wit: ALL THAT CERTAIN PARCEL OF LAND IN POLK COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED OR BOOK 4143, PAGE 2127, ID#21284-23930-003240, BEING KNOWN AND DESIGNATED AS LOT 24, BLOCK 3, LAKE BONNY HILLS, FILED IN PLAT BOOK 35, PAGE 24.

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 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 24 day of October, 2016.

By: Susan Sparks - FBN 33626 for Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 1468-685B Oct. 28; Nov. 4, 2016 16-02142K

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION

CASE NO.: 2016CA002508000000

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR CITIGROUP MORTGAGE
LOAN TRUST, INC., MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-WF2,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER,
OR AGAINST, DONALD LEE
DORMAN, DECEASED, et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIM-
ING BY, THROUGH, UNDER, OR
AGAINST, DONALD LEE DORMAN,
DECEASED

Last Known Address: Unknown

Current Address: Unknown

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 CLAIM-
ANTS

Last Known Address: Unknown

Current Address: Unknown

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in Polk County, Florida:
LOT 442, INWOOD UNIT NO. 6,

AS SHOWN BY MAP OR PLAT
THEREOF RECORDED IN THE
OFFICE OF THE CLERK OF
THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA,
IN PLAT BOOK 14, PAGES 2, 2A
AND 2B.
A/K/A 3823 AVENUE R NORTH-
WEST, WINTER HAVEN, FL
33881

has been filed against you and you are
required to serve a copy of your written
defenses within 30 days after the first
publication, if any, on Albertelli Law,
Plaintiff's attorney, whose address is
P.O. Box 23028, Tampa, FL 33623, and
file the original with this Court either
before 11/23/2016 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.

This notice shall be published once a
week for two consecutive weeks in the
Business Observer.

If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are en-
titled, at no cost to you, to the provision of
certain assistance. Please contact the Of-
fice of the Court Administrator, (863) 534-
4690, within two (2) working days of your
receipt of this (describe notice); if you are
hearing or voice impaired, call TDD (863)
534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of
this court on this 17 day of October,
2016.

Stacy M. Butterfield
Clerk of the Circuit Court
By: Asuncion Nieves
Deputy Clerk

Please send invoice and copy to:

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
JC - 16-015223
Oct. 28; Nov. 4, 2016 16-02136K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

Case #: 2016-CA-001227

HSBC Bank USA, National
Association as Trustee for Structured
Asset Securities Corporation,
Mortgage Pass-Through Certificates,
Series 2004-SC1
Plaintiff, -vs.-

Gina Gatlin; Unknown Spouse
of Gina Gatlin; Unknown Heirs,
Devisees, Grantees, Assignees,
Creditors and Lienors of Nettie
Esther Dupler, and All Other
Persons Claiming by and Through,
Under, Against The Named
Defendant(s); Nationstar Mortgage
LLC, as successor by merger to
Aurora Loan Services LLC;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants;
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale or
Final Judgment, entered in Civil Case
No. 2016-CA-001227 of the Circuit
Court of the 10th Judicial Circuit in and
for Polk County, Florida, wherein HSBC
Bank USA, National Association as

Trustee for Structured Asset Securities
Corporation, Mortgage Pass-Through
Certificates, Series 2004-SC1, Plain-
tiff and Gina Gatlin are defendant(s),
I, Clerk of Court, Stacy M. Butterfield,
will sell to the highest and best bidder
for cash at www.polk.realforeclose.com
at 10:00 A.M. on January 18, 2017,
the following described property as set
forth in said Final Judgment, to-wit:
LOT 66, LAKE PIERCE RANCH-
ETTES SUBDIVISION, AS RE-
CORDED IN PLAT BOOK 71,
PAGE 19, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
TOGETHER WITH THAT
CERTAIN MANUFACTURED
HOME, YEAR: 1980, MAKE:
BELMONT, VIN#: GDL-
CFL0303921.

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 any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, within
two (2) working days of your receipt of
this (describe notice); if you are hearing
or voice impaired, call TDD (863) 534-
7777 or Florida Relay Service 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
16-299084 FC01 CXE
Oct. 28; Nov. 4, 2016 16-02124K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA

CASE NO.: 2015CA004281000000

WELLS FARGO BANK, N.A.,
ON BEHALF OF REGISTERED
HOLDERS OF BEAR STEARNS
ASSET BACKED SECURITIES I
TRUST 2007-AC3, ASSET-BACKED
CERTIFICATES, SERIES
2007-AC3,
Plaintiff, vs.
AVA C BROWN A/K/A AVA
BROWN; 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 12, 2016 in Civil
Case No. 2015CA004281000000, of
the Circuit Court of the Tenth Judicial
Circuit in and for Polk County, Flor-
ida, wherein, WELLS FARGO BANK,
N.A., ON BEHALF OF REGISTERED
HOLDERS OF BEAR STEARNS AS-
SET BACKED SECURITIES I TRUST
2007-AC3, ASSET-BACKED CER-
TIFICATES, SERIES 2007-AC3 is the
Plaintiff and AVA C BROWN A/K/A
AVA BROWN; DEXTER L. BROWN
A/K/A DEXTER BROWN; ASHLEY
PROPERTY OWNERS' ASSOCIA-
TION, INC.; UNKNOWN TENANT
#1 N/K/A DAVID LAY; UNKNOWN
TENANT #2 N/K/A DAWN LAY;
RICK STRAWBRIDGE, INC.; CITIFI-
NANCIAL, INC.; ANY AND ALL UN-
KNOWN 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 CLAIM-

ANTS are Defendants.

The Clerk of the Court, Stacy M. But-
terfield, CPA will sell to the highest bid-
der for cash at www.polk.realforeclose.
com on November 15, 2016 at 10:00
AM the following described real prop-
erty as set forth in said Final Judgment,
to wit:

LOT 2 OF ASHLEY, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 114, PAGES 11 AND
12, PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST
IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, within
two (2) working days of your receipt of
this (describe notice); if you are hearing
or voice impaired, call TDD (863) 534-
7777 or Florida Relay Service 711.

Dated this 24 day of October, 2016.

By: Susan Sparks -
FBN 33626
for Susan W. Findley, Esq.
FBN: 160600
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue
Suite 200
Delray Beach, FL 33445
Telephone: (844) 470-8804
Facsimile: (561) 392-6965
1012-2418B
Oct. 28; Nov. 4, 2016 16-02140K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA

CASE NO.:

2016CA-002164-0000-00
FOUR CORNERS HOMEOWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
TAI-LAN WU, ET AL.,
Defendants.

TO: TAI-LAN WU, UNKNOWN
SPOUSE OF TAI-LAN WU
LAST KNOWN ADDRESS: 124 North
10th Street, Haines City, FL 33844; and
6818 Spring Rain Drive, Orlando, FL
32819

YOU ARE NOTIFIED that an action
to foreclose a lien on the following
property in POLK COUNTY, Florida:
Lot 330, Block I, FOUR COR-
NERS PHASE ONE, according to
the plat thereof as recorded in Plat
Book 114, Pages 7 and 8, Public Re-
cords of Polk County, Florida.
Property Address: 253 Purslane
Pass, Davenport, FL 33897.

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on Jason
Martell, Esquire, Martell & Ozim,
P.A., counsel for the Plaintiff, whose
address is 37 N. Orange Avenue,
Suite 500, Orlando, FL 32801, within
thirty (30) days from the first pub-
lication on this notice, on or before
Nov. 28, 2016 and file the original
with the Clerk of this Court either be-
fore service on the Plaintiff's attorney
or immediately thereafter; otherwise,
a default will be entered against you
for the relief demanded in the com-
plaint or petition.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, within
two (2) working days of your receipt of
this (describe notice); if you are hearing
or voice impaired, call TDD (863) 534-
7777 or Florida Relay Service 711.

WITNESS my hand and the seal of
said Court on the 20 day of October,
2016.

Stacy M. Butterfield
CLERK OF THE COURT
By: Lori Armijo
Deputy Clerk
Jason Martell, Esquire
Martell & Ozim, P.A.
counsel for the Plaintiff
37 N. Orange Avenue, Suite 500
Orlando, FL 32801
Oct. 28; Nov. 4, 2016 16-02143K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT
OF THE TENTH JUDICIAL
CIRCUIT OF FLORIDA,
IN AND FOR POLK COUNTY
CIVIL DIVISION

Case No. 53-2014-CA-004358

Division 04
FIFTH THIRD MORTGAGE
COMPANY
Plaintiff, vs.
GARLYNDA SUE JONES A/K/A
GARLINDA SUE JONES A/K/A
GARLINDA J. EDWARDS AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on April
18, 2016, in the Circuit Court of Polk
County, Florida, Stacy M. Butterfield,
Clerk of the Circuit Court, will sell the
property situated in Polk County, Flor-
ida described as:

LOT 11, HILLS OF LAKE EL-
BERT UNIT NO.1, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 44,
PAGE 47, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

and commonly known as: 1525 AV-
ENUE G NE, WINTER HAVEN,
FL 33881; including the building,
appurtenances, and fixtures located
therein, at public sale at 10:00 A.M.,
on-line at www.polk.realforeclose.
com on November 21, 2016 to the
highest bidder for cash after giving
notice as required by Section 45.031
F.S.

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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, within
two (2) working days of your receipt of
this (describe notice); if you are hearing
or voice impaired, call TDD (863) 534-
7777 or Florida Relay
Service 711.

Edward B. Pritchard
(813) 229-0900 x1309
Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
Oct. 28; Nov. 4, 2016 16-02130K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA

CASE NO.: 2015-CA-002932

SELENE FINANCE LP,
Plaintiff, vs.
BERNICE MAE WALSKY; et al,
Defendants.

NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclosure
entered on July 21, 2016 in the above-
styled cause, Stacy M. Butterfield, Polk
county clerk of court shall sell to the
highest and best bidder for cash on No-
vember 18, 2016 at 10:00 A.M., at www.
polk.realforeclose.com, the following
described property:

LOT 5, THE EAST 124.0 FEET
OF THE WEST 630.0 FEET
OF TRACT 19 OF KOSSUTH-
VILLE, FLORIDA FARM UNIT
NO. 2 ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 17, PAGE 51,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
LESS THE NORTH 38.0 FEET
THEREOF AND SUBJECT TO A
UTILITY EASEMENT ACROSS
THE SOUTH 10.0 FEET.

TOGETHER WITH THAT CER-
TAIN 2003 SKYFIN MOBILE
HOME, ID #C1-61-0129-R-A/B,
MODEL #7602CT
Property Address: 3921 Owens
Road, Auburndale, FL 33823

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 any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690,
within two (2) working days of your
receipt of this (describe notice); if
you are hearing or voice impaired, call
TDD (863) 534-7777 or Florida Relay
Service 711.

Dated: 10/19/16
Michelle A. DeLeon, Esquire
Florida Bar No.: 68587
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(855) 287-0211 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: mdeleon@qpwblaw.com
Matter # 83998
Oct. 28; Nov. 4, 2016 16-02131K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
FLORIDA STATUTES, CHAPTER 45
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA

Case No. 2016cc0037440000LK

Civil Division
Landlord/Tenant Action
NHC-FL 205, LLC, d/b/a
KINGS MANOR,
Plaintiff, v.
WELLS FARGO BANK, N.A. f/k/a
SOUTHTRUST BANK OF
FLORIDA NA,
Defendants.

NOTICE IS GIVEN that pursuant to
Final Judgment in Favor of Plaintiff
to Foreclose Lien, in the above-styled
cause, and published in the Business
Observer, I will sell to the highest and
best bidder for cash at: www.polk.
realforeclose.com, on the 15th day of
November, 2016 beginning at 10:00
a.m., the following described prop-
erty:

The mobile home located on
Plaintiff's property at 1500 W,
Highland Street, Lot #150, Lake-
land, Polk County, Florida 33815
a 1990 CARR Mobile Home,
VIN # FLFLK70A17880CH,
TITLE #0048679751, VIN#
FLFLK70B17880CH, TITLE
#0048655554.

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

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, within
two (2) working days of your receipt of
this (describe notice); if you are hearing
or voice impaired, call TDD (863) 534-
7777 or Florida Relay Service 711.

Jody B. Gabel
Florida Bar No. 0008524
J. Matthew Bobo
Florida Bar No.: 00113526
LUTZ, BOBO, TELFAIR P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236-5575
Telephone: 941/951-1800
Facsimile: 941/366-1603
Attorneys for Plaintiff
jbgabel@lutzbobob.com
mbobo@lutzbobob.com
Oct. 28; Nov. 4, 2016 16-02147K

OFFICIAL
COURTHOUSE
WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business
Observer

Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

\$\$\$

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.”

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”:

“All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

“The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

“The third is the additional cost to the taxpayers.

“To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted.

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.”

Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.”

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.