

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of NOBLE CARE PHARMACY located at 7066 N Church Avenue, Mulberry, FL 33860, in the County of POLK, in the City of Mulberry, Florida 33860 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at POLK, Florida, this 17th day of November, 2016.
HPCS LLC
November 25, 2016 16-02276K

FIRST INSERTION

Notice of Public Auction Pursuant to Ch 715.109 FS and/or 83.801 and/or 677.210 FS et al United American Lien & Recovery as agent w/ power of attorney will sell at public auction the following property(s) to the highest bidder; owner/lienholder may redeem property(s) for cash sum of lien; all auctions held in reserve
Inspect 1 week prior @ lienor facility; cash or cashier check; 18% buyer premium; any person interested ph (954) 563-1999

Sale date December 16, 2016 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

30082 2004 Subaru VIN#: JF-1GG6524G820231 Lienor: Mike's Affordable Auto 3611 Recker Hwy Winter Haven 863-291-0702 Lien Amt \$2887.98

Sale Date December 23, 2016 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

30120 2011 Chevrolet VIN#: 1GB4C-0CLABF260517 Lienor: Kelley Buick GMC Inc 255 W Van Fleet Dr Bartow 863-534-1561 Lien Amt \$8508.21

Licensed Auctioneers FLAB422 FLAU 765 & 1911
November 25, 2016 16-02275K

FIRST 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.
A15 C. WILSON
B34 J. EDMOND
C25 J. HAMPTON
C43 M. WHITTINGTON
C52 L. BUFORD
C63 L. BUFORD
C73 J. PARKER
D09 L. BUFORD
D32 W. CAMPBELL
D38 S. HARRIS
G06 R. HALLBACK
L02 D. BARNES
B27 S. WILLIAMS
C62 L. BUFORD
M27 S. BROWN
D06 D. WRIGHT
J05 A. GRAHAM
L11 C. JONES
A12 J. WATERS
Units will be listed on
www.storagebattles.com
Units will be listed on
www.storagebattles.com
Auction ends on December 16th, 2016 @ 11:00 AM or after
Nov. 25; Dec. 2, 2016 16-02274K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 16-CP-2787
Division PROBATE
IN RE: ESTATE OF
SALVATORE PHILLIP BISESI,
Deceased.

The administration of the estate of SALVATORE PHILLIP BISESI, JR., deceased, whose date of death was July 4, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of Court, 3425 Lake Alfred Road #7, Winter Haven, FL 33881. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 25, 2016.

Personal Representative:
Susan Bisesi Murphy
1516 Harbor Oaks Road
Jacksonville, FL 32207

Attorney for Personal Representative:
Stephen W. Scenci, Esq.
Stephen W. Scenci, P.A.
Florida Bar No. 0051802
2600 N. Military Trail, Suite 410
Fountain Square 1
Boca Raton, Florida 33431
E-mail: sws@scencilaw.com
Nov. 25; Dec. 2, 2016 16-02273K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 16CP-3012
IN RE: ESTATE OF
William A. Arrowood
deceased.

The administration of the estate of William A. Arrowood, deceased, Case Number 16CP-3012, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is November 25, 2016.

Gerald W. Arrowood
Personal Representative
Address: 6015 East S.R. 60,
Pekin, IN 47165

MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
Nov. 25; Dec. 2, 2016 16-02277K

FIRST INSERTION

NOTICE OF ACTION
IN THE TENTH CIRCUIT COURT
FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2016CA001913000000
FEDERAL NATIONAL MORTGAGE
ASSOCIATION,
Plaintiff, vs.
JULIO SALVADOR SANABIA
A/K/A JULIO SANABIA; et al.,
Defendants.
TO: ROSARIO ALVAREZ A/K/A ROSARIO J ALVAREZ
4874 CASON COVE DR. APT. 205
ORLANDO, FL 32811

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

LOT 72, HARTFORD ESTATES PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 48, 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 SHD Legal Group P.A., Plaintiff's attorneys, whose address is PO BOX 19519 Fort Lauderdale, FL 33318, (954) 564-0071, answers@shdlegalgroup.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Default 12/15/16

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.

DATED on 11/8, 2016.
Stacy M. Butterfield
As Clerk of the Court
By: Danielle Cavas
As Deputy Clerk

SHD Legal Group P.A.
Plaintiff's attorneys
PO BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@shdlegalgroup.com
1440-157805 VVA
Nov. 25; Dec. 2, 2016 16-02284K

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.: 16-CA-002095
ADVANTA IRA SERVICES, LLC
FBO COHEN IRA #8003614,
Plaintiff, vs.
VERNIA F. ROBERTS, individually,
HAROLD D. BARRETT,
individually, THE STATE OF
FLORIDA DEPARTMENT
OF REVENUE, and THE FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION -
DIVISION OF ALCOHOLIC
BEVERAGES AND TOBACCO,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure and for Attorneys' Fees and Costs dated November 9, 2016, in the above-styled cause, and in accordance with Administrative Order 3-15.13, the Clerk of the Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. Eastern Time on December 27, 2016 the following described property:

State of Florida Quota Alcoholic Beverage License #BEV 63-05881, series 4COP for use in Polk County, Florida

If you are a subordinate lienholder claiming a right to the funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

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: November 18, 2016
By: Marc R. Tiller, Esq.
Fla. Bar No. 0154814

THE TILLER LAW GROUP, P.A.
Attorneys for Plaintiff
15310 Amberly Drive, Suite 180
Tampa, Florida 33647
Telephone: 813-972-2223
Facsimile: 813-972-2226
E-Mail: marc@thetillerlawgroup.com
Nov. 25; Dec. 2, 2016 16-02268K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com



FIRST 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.: 2016CA000591000000
CITIMORTGAGE, INC.,
Plaintiff, vs.
BREE SCARANO; 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 July 14, 2016 in Civil Case No. 2016CA000591000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and BREE SCARANO; UNKNOWN SPOUSE OF BREE SCARANO; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR GB HOME EQUITY, LLC; UNKNOWN TENANT 1 NKA ANTHONY SCARANO; UNKNOWN TENANT 2 NKA PETE SCARNO; 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 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 December 12, 2016 at 10:00:00 AM the following described real property as set forth in said Final Judgment, to wit:

UNIT 260, UNRECORDED ORCHID SPRINGS PATIO HOMES, DESCRIBED AS:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, ALL IN TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT ON THE EAST-ERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER S-542, SAID MONUMENT BEING 458.89 FEET NORTH

AND 454.84 FEET WEST OF THE SOUTHWEST CORNER OF SAID SECTION 25, AND RUN NORTH 29°03'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 638.57 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 539.96 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'27", AN ARCDISTANCE OF 11.38 FEET, SAID ARC HAVING A CHORD BEARING NORTH 29°39'14" EAST 11.38 FEET; THENCE SOUTHERLY 43°09'15" EAST 266.51 FEET; THENCE SOUTH 88°42'51" EAST 123.42 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01°14'09" EAST 80.08 FEET; THENCE SOUTH 88°42'51" EAST 40.00 FEET; THENCE SOUTH 01°14'09" WEST 80.08 FEET; THENCE NORTH 88°42'51" WEST 40.00 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 17 day of November, 2016.
By: Susan W. Findley, Esq.
FBN: 160600
Primary E-Mail:
ServiceMail@aldridgepite.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
1468-656B
Nov. 25; Dec. 2, 2016 16-02267K

FIRST 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.

532014CA004929XXXXXX
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE,
IN TRUST FOR THE
REGISTERED HOLDERS OF
MORGAN STANLEY ABS
CAPITAL I INC. TRUST
2006-NC5, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006 NC5,
Plaintiff, vs.

CYNTHIA P. REGIS; UNKNOWN SPOUSE OF CYNTHIA P. REGIS; UNITED STATES OF AMERICA; SELWYN REGIS; 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 August 23, 2016, and entered in Case No. 532014CA004929XXXXXX of the Circuit Court in and for Polk County, Florida, wherein Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006 NC5 is Plaintiff and CYNTHIA P. REGIS; UNKNOWN SPOUSE OF CYNTHIA P. REGIS; UNITED STATES OF AMERICA; SELWYN REGIS; 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 21st day of December, 2016, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 95, BLOCK B, WEST OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 49 AND 50, 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 November 16, 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
1162-147349 MOG
Nov. 25; Dec. 2, 2016 16-02260K

OFFICIAL COURT HOUSE 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

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.: 2015 CA 004292
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

Plaintiff(s), vs.
RICHARD A. ANTONI, JR.;
CHARLES D. ROOF; THE UNKNOWN SPOUSE OF CHARLES D. ROOF;
THE UNKNOWN SPOUSE OF RICHARD A. ANTONI, JR.;
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 3, 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 3rd 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:
 LOT 7, BLOCK A, COMMERCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 PROPERTY ADDRESS: 1185

SOUTH JOHNSON AVENUE, BARTOW, FL 33830

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. 15-002171-1
 Nov. 25; Dec. 2, 2016 16-02261K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 53-2016-CA-001614
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-11ABS, ASSET-BACKED CERTIFICATES, TMTS SERIES 2006-11ABS, Plaintiff, vs.
BRENDA RUSSELL, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 6, 2016 in Civil Case No. 53-2016-CA-001614 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-11ABS, ASSET-BACKED CERTIFICATES, TMTS SERIES 2006-11ABS is Plaintiff and BRENDA RUSSELL, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4TH day of January, 2017 at 10:00 AM on the fol-

lowing described property as set forth in said Summary Final Judgment, to-wit:

The South 1/4 of Lot 4, Block E, J.T. Miller Subdivision, as per plat thereof, recorded in Plat Book 4, Page 87, 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.

Lisa Woodburn, Esq.
 Fla. Bar No.: 11003

McCalla Raymer Pierce, LLC
 Attorney for Plaintiff
 110 SE 6th Street, Suite 2400
 Fort Lauderdale, FL 33301
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRSservice@mccallarayermer.com
 5241407
 16-00869-2
 Nov. 25; Dec. 2, 2016 16-02278K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2016CA001201000000
SELF HELP VENTURES FUND Plaintiff, vs.

THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF SHERRI L. BENNETT A/K/A SHERRI LYNN BENNETT A/K/A SHERRI BENNETT, DECEASED, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated October 04, 2016, and entered in Case No. 2016CA001201000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein SELF HELP VENTURES FUND, is Plaintiff, and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF SHERRI L. BENNETT A/K/A SHERRI LYNN BENNETT A/K/A SHERRI BENNETT, DECEASED, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 03 day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 1 in Block 5 of The Grove, according to the map or plat thereof

recorded in Plat Book 65, Page 29, of the public records of Polk County, Florida.

Any person claiming an interest in the surplus funds 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: November 21, 2016

By: Heather J. Koch
 Phelan Hallinan
 Diamond & Jones, PLLC
 Heather J. Koch, Esq.,
 Florida Bar No. 89107
 Emilio R. Lenzi, Esq.,
 Florida Bar No. 0668273

Phelan Hallinan
 Diamond & Jones, PLLC
 Attorneys for Plaintiff
 2727 West Cypress Creek Road
 Ft. Lauderdale, FL 33309
 Tel: 954-462-7000
 Fax: 954-462-7001
 Service by email:
 FL.Service@PhelanHallinan.com
 PH # 71745
 Nov. 25; Dec. 2, 2016 16-02285K

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 2016CA002847000000
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC,
Plaintiff, vs.
EMMA R. SMITH, et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GAYLE O'BRIEN A/K/A AMANDA G. O'BRIEN A/K/A AMANDA GAYLE O'BRIEN A/K/A AMANDA KITCHENS O'BRIEN F/K/A AMANDA GAYLE TURNER F/K/A AMANDA GAYLE KITCHENS, 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, GRANTEEES, OR OTHER CLAIMANTS

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 12, BLOCK D, SYLVESTER SHORES, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE(S) 40, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2207 JOHN ARTHUR WAY, LAKE LAND, FL 33803 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 12/23/16 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs 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 on this 16 day of November, 2016.

Stacy M. Butterfield
 Clerk of the Circuit Court
 By: Lori Armijo
 Deputy Clerk

Please send invoice and copy to:
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 EF- 16-014391
 Nov. 25; Dec. 2, 2016 16-02282K

FIRST INSERTION

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

CIVIL ACTION
Case #: 2015-CA-004214
DIVISION: 11

Wells Fargo Bank, National Association
Plaintiff, vs.-

Richard J. Castret; Unknown Spouse of Richard J. Castret; Branch Banking and Trust Company, Successor by Merger to Citrus and Chemical Bank; Emerald Ridge 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, 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 resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-004214 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Richard J. Castret 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 February 13, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 19, OF EMERALD RIDGE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, 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
 15-293145 FC01 WNI
 Nov. 25; Dec. 2, 2016 16-02264K

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.:
2014CA-003868-0000-00
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
DYCK, JACOB-FRANZ et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 2nd, 2016, and entered in Case No. 2014CA-003868-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Highlands Ridge Subdivision Homeowners Association, Inc., Jack D. Loftin, Jr. a/k/a Jack D. Loftin, Jacob-Franz Dyck, as Trustee of the J5d Trust, Jerry Moore a/k/a Jerry D. Moore, State of Florida Department of Revenue, Unknown Party #1 nka Vincent Kurucz, Unknown Party #2 nka Tina Kurucz, Wells Fargo Bank, National Association successor by merger to Wachovia Bank, National Association, 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 in Spouses, Heirs, Devisees, Grantees, Or Other Claimants, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County,

Florida at 10:00am EST on the 20th day of December, 2016, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1 OF HIGHLANDS RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

2785 HIGH RIDGE DRIVE, LAKE LAND, 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 in Hillsborough County, Florida, this 16th day of November, 2016.

Brittany Gramsky
 Brittany Gramsky, Esq.
 FL Bar # 95589

Albertelli Law
 Attorney for Plaintiff
 P.O. Box 23028
 Tampa, FL 33623
 (813) 221-4743
 (813) 221-9171 facsimile
 eService: servealaw@albertellilaw.com
 AH-14-145229
 Nov. 25; Dec. 2, 2016 16-02265K

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.
2015CA-003189-0000-00

REVERSE MORTGAGE SOLUTIONS, INC.,
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES E. HINES A/K/A JAMES HINES A/K/A JAMES EARL HINES, JR, DECEASED, et al.
Defendant(s),

To: CHERYL HINES A/K/A CHERYL R. HINES, 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 25, DEER RUN ESTATES PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 25 THROUGH 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND ATTACHMENT THERETO, DESCRIBED AS VIN NO. A 146M8098A, TITLE

NO. A 69276901, VIN NO. B 146M8098B, TITLE NO. B 69276900

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 12/15/16/ (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 8 day of November, 2016.

Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 BY: Danielle Cavas
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ,
 & SCHNEID, PL
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: mail@rasflaw.com
 16-130504 - GaW
 Nov. 25; Dec. 2, 2016 16-02271K

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

GENERAL JURISDICTION DIVISION
CASE NO.
2013CA-001627-0000-LK

CITIMORTGAGE, INC.,
Plaintiff, vs.

JACK D. LOFTIN A/K/A JACK DEAN LOFTIN, JR AND LEIGH NASHAN LOFTIN A/K/A LEIGH NASHAN SIMPSON LOFTIN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 28, 2014, and entered in 2013CA-001627-0000-LK of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CITIMORTGAGE, INC. is the Plaintiff and LEIGH NASHAN LOFTIN A/K/A LEIGH NASHAN SIMPSON LOFTIN; LISA M. LOFTIN A/K/A LISA MARIE LOFTIN; JACK D. LOFTIN A/K/A JACK DEAN LOFTIN, JR; ROBIN WALKER; HIGHLANDS RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC. A/K/A HIGHLANDS RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ANDREW GARD; UNKNOWN TENANT #2 N/K/A CHRISTINA GARD; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WASHINGTON MUTUAL BANK; UNKNOWN SPOUSE OF LEIGH NASHAN LOFTIN A/K/A LEIGH NASHAN SIMPSON LOFTIN N/K/A GREG BERRIOS 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 December 12, 2016, the following described property as set forth in said Final Judgment, to wit:

LOT 19, HIGHLANDS RIDGE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2641 HIGH RIDGE DRIVE, LAKE LAND, 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 16 day of November, 2016.
 By: Thomas Joseph
 Thomas Joseph, Esquire
 Florida Bar No. 123350
 Communication Email:
 tjoseph@rasflaw.com

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: mail@rasflaw.com
 12-14662 - MoP
 Nov. 25; Dec. 2, 2016 16-02262K

FIRST INSERTION

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

CASE NO. 2016CA003436000000
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-65CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2005-65CB,
Plaintiff, vs.
GEORGE H. LANIER, ET AL.
Defendants

To the following Defendant(s):
 UNKNOWN SPOUSE OF GEORGE H. LANIER (CURRENT RESIDENCE UNKNOWN)
 Last Known Address:
 715 BRIARGROVE AVE,
 DAVENPORT, FL 33837
 THOMAS D. HANNA (CURRENT RESIDENCE UNKNOWN)
 Last Known Address:
 715 BRIARGROVE AVE,
 DAVENPORT, FL 33837
 Additional Address:
 232 TIMBERPARK DR.,
 DAVENPORT, FL 33837
 UNKNOWN SPOUSE OF THOMAS D. HANNA (CURRENT RESIDENCE UNKNOWN)
 Last Known Address:
 715 BRIARGROVE AVE,
 DAVENPORT, FL 33837
 Additional Address:
 232 TIMBERPARK DR.,
 DAVENPORT, FL 33837

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 176, BRIARGROVE SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT

BOOK 98, PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 715 BRIARGROVE AVE, DAVENPORT FL 33837

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, P.L.C., Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 12/23/16 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 16 day of November, 2016

STACY BUTTERFIELD
 CLERK OF COURT
 By Lori Armijo
 As Deputy Clerk
 Myriam Clerge, Esq.
 VAN NESS LAW FIRM, PLC
 Attorney for the Plaintiff
 1239 E. NEWPORT CENTER DRIVE,
 SUITE #110,
 DEERFIELD BEACH, FL 33442
 BF9221-16/elo
 Nov. 25; Dec. 2, 2016 16-02272K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2016CA001302000000
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
PAUL W. BITTENGLE, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated November 03, 2016, and entered in Case No. 2016CA001302000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and PAUL W. BITTENGLE, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 03 day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 102 of YEARLING TRACE PHASE 2, according to the plat thereof as recorded in Plat Book 100, Page 7, Public Records of Polk County, Florida.
 TOGETHER WITH A 2003 MOBILE HOME BEARING VINS

G2620204SA/G2620204SB AFFIXED TO REAL PROPERTY.

Any person claiming an interest in the surplus funds 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: November 22, 2016
 By: Heather J. Koch
 Phelan Hallinan
 Diamond & Jones, PLLC
 Heather J. Koch, Esq.,
 Florida Bar No. 89107
 Emilio R. Lenzi, Esq.,
 Florida Bar No. 0668273

Phelan Hallinan
 Diamond & Jones, PLLC
 Attorneys for Plaintiff
 2727 West Cypress Creek Road
 Ft. Lauderdale, FL 33309
 Tel: 954-462-7000
 Fax: 954-462-7001
 Service by email:
 FL.Service@PhelanHallinan.com
 PH # 71717
 Nov. 25; Dec. 2, 2016 16-02283K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2016CA001990000000
ROYAL HILLS OF POLK COUNTY HOMEOWNER'S ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
MYRIAM LENESESCART, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated November 17, 2016 in Case No. 2016CA001990000000 in the Circuit Court in and for Polk County, Florida wherein ROYAL HILLS OF POLK COUNTY HOMEOWNER'S ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and MYRIAM LENESESCART, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on January 17, 2017. www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 129, ROYAL HILLS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES

12-13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

More commonly known as: 5891 ROYAL HILLS CIRCLE, WINTERHAVEN, FL 33881.
 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: November 22, 2016
 By: Jared Block
 Jared Block, Esq.
 Florida Bar No. 90297
 Email: jared@fclg.com

FLORIDA COMMUNITY LAW GROUP, P.L.
 Attorneys for Plaintiff
 1855 Griffin Road, Suite A-423
 Dania Beach, FL 33004
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 Nov. 25; Dec. 2, 2016 16-02291K

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2016CA002049000000
WESTRIDGE HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation,
Plaintiff, vs.
JOSHUA RAY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated November 15, 2016 in Case No. 2016CA002049000000 in the County Court in and for Polk County, Florida wherein WESTRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and JOSHUA RAY, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on January 17, 2017. www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 29, WESTRIDGE PHASES I & II AS PER PLAT THEREOF RECORDED IN PLAT BOOK 93, PAGE 24-25 OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA

More commonly known as: 446 NEVADA LOOP ROAD, DAVENPORT, FL 33897.

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: November 22, 2016
 By: Jared Block
 Jared Block, Esq.
 Florida Bar No. 90297
 Email: jared@fclg.com

FLORIDA COMMUNITY LAW GROUP, P.L.
 Attorneys for Plaintiff
 1855 Griffin Road, Suite A-423
 Dania Beach, FL 33004
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 Nov. 25; Dec. 2, 2016 16-02292K

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. 2014CA-001722-0000-00
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4,
Plaintiff, vs.
SUSAN MEYER A/K/A SUSAN J MEYER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2015, and entered in 2014CA-001722-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4 is the Plaintiff and SUSAN MEYER A/K/A SUSAN J MEYER; DISCOVER BANK; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK 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 December 12, 2016, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 14, AUBURN-

DALE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED ON PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 401 OAK ST, 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 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 16 day of November, 2016.
 By: Thomas Joseph
 Thomas Joseph, Esquire
 Florida Bar No. 123350
 Communication Email:
 tjoseph@rasflaw.com

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: mail@rasflaw.com
 15-071486 - MoP
 Nov. 25; Dec. 2, 2016 16-02263K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2015CA-001661-0000-00
BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.
Plaintiff, vs.
ANJEL MARTINEZ A/K/A ANJEL MIGUEL MARTINEZ, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated October 04, 2016, and entered in Case No. 2015CA-001661-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P., is Plaintiff, and ANJEL MARTINEZ A/K/A ANJEL MIGUEL MARTINEZ, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 03 day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 23, Block 1113, POINCIANA NEIGHBORHOOD 5 VILLAGE 7, according to the plat thereof recorded in Plat Book 53, Pages 19 through 28, Public Records of Polk County, Florida

Any person claiming an interest in the surplus funds 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: November 21, 2016
 By: Heather J. Koch
 Phelan Hallinan
 Diamond & Jones, PLLC
 Heather J. Koch, Esq.,
 Florida Bar No. 89107
 Emilio R. Lenzi, Esq.,
 Florida Bar No. 0668273

Phelan Hallinan
 Diamond & Jones, PLLC
 Attorneys for Plaintiff
 2727 West Cypress Creek Road
 Ft. Lauderdale, FL 33309
 Tel: 954-462-7000
 Fax: 954-462-7001
 Service by email:
 FL.Service@PhelanHallinan.com
 PH # 64268
 Nov. 25; Dec. 2, 2016 16-02287K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2016CA-000210-0000-00
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
WAYNE ORIN THEODORSON A/K/A WAYNE THEODORSON, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated October 04, 2016, and entered in Case No. 2016CA-000210-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and WAYNE ORIN THEODORSON A/K/A WAYNE THEODORSON, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 03 day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 265, LAKE PIERCE RANCH-ETTES 2ND ADDITION, according to the plat thereof as recorded in Plat Book 76, Page 21, Public Records of Polk County, Florida.

TOGETHER WITH THAT CERTAIN 2003 SANDPOINT FLEETWOOD MOBILE HOME I.D. NO.: GAFL235A/B88087-SP21

Any person claiming an interest in the surplus funds 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: November 21, 2016
 By: Heather J. Koch
 Phelan Hallinan
 Diamond & Jones, PLLC
 Heather J. Koch, Esq.,
 Florida Bar No. 89107
 Emilio R. Lenzi, Esq.,
 Florida Bar No. 0668273

Phelan Hallinan
 Diamond & Jones, PLLC
 Attorneys for Plaintiff
 2727 West Cypress Creek Road
 Ft. Lauderdale, FL 33309
 Tel: 954-462-7000
 Fax: 954-462-7001
 Service by email:
 FL.Service@PhelanHallinan.com
 PH # 60392
 Nov. 25; Dec. 2, 2016 16-02288K

FIRST 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.: 2016CA000922000000
WELLS FARGO BANK, NA,
Plaintiff, vs.
WILLIAM A. JERRILS JR.;
KARYLEE SLADE; 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. 2016CA000922000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and WILLIAM A. JERRILS JR.; KARYLEE SLADE; UNKNOWN SPOUSE OF WILLIAM A. JERRILS JR. NKA LISA JERRILLS; UNKNOWN SPOUSE OF KARYLEE SLADE N/K/A DONALD EBDALSON; MX COMMUNICATION SERVICES LLC; LAKE ASHTON HOMEOWNERS ASSOCIATION INC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, 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 December 7, 2016 at 10:00 AM the following described real property as set forth in said Final Judgment, to wit:

LOT 709, LAKE ASHTON GOLF CLUB PHASE III-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 6 AND 7, 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 15 day of November, 2016.
 By: 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
 1113-752132B
 Nov. 25; Dec. 2, 2016 16-02266K

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-002253
DIVISION: 11
JPMorgan Chase Bank, National Association
Plaintiff, vs.-
Dennis D. North; Brindy L. North;
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-002253 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Dennis D. North are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realfore-

close.com at 10:00 A.M. on January 3, 2017, the following described property as set forth in said Final Judgment, to-wit:

EAST 1/2 OF LOT 9, AND LOT 10, LESS THE EASTERLY 15 FEET, OF BLOCK 2, RIDGE MANOR SUBDIVISION FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 10, 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
 16-301267 FC01 CHE
 Nov. 25; Dec. 2, 2016 16-02281K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2015CA002257000000
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST
Plaintiff, vs.
DELANA C. JAMES A/K/A DELANA CHEYENNE JAMES A/K/A DELANA JAMES, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated October 04, 2016, and entered in Case No. 2015CA002257000000 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 LSF8 MASTER PARTICIPATION TRUST, is Plaintiff, and DELANA C. JAMES A/K/A DELANA CHEYENNE JAMES A/K/A DELANA JAMES, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 03 day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 53, YEARLING TRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGE 30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A 2003 MOBILE HOME BEARING VINS HOGA20K04120A/HOGA20K04120B AFFIXED TO REAL PROPERTY.

TAX MAP OR PARCEL ID NO.: 252610294790000630
 Any person claiming an interest in the surplus funds 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: November 21, 2016
 By: Heather J. Koch
 Phelan Hallinan
 Diamond & Jones, PLLC
 Heather J. Koch, Esq.,
 Florida Bar No. 89107
 Emilio R. Lenzi, Esq.,
 Florida Bar No. 0668273

Phelan Hallinan
 Diamond & Jones, PLLC
 Attorneys for Plaintiff
 2727 West Cypress Creek Road
 Ft. Lauderdale, FL 33309
 Tel: 954-462-7000
 Fax: 954-462-7001
 Service by email:
 FL.Service@PhelanHallinan.com
 PH # 66144
 Nov. 25; Dec. 2, 2016 16-02289K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
 and select the appropriate County name from the menu option
 or e-mail legal@businessobserverfl.com

Business Observer

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-003105
DIVISION: 4

Nationstar Mortgage LLC
Plaintiff, -vs.-

Terri R. Murphy, Surviving Spouse
of James D. Murphy, Deceased;
Unknown Spouse of Terri R.
Murphy; 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: Terri R. Murphy, Surviving Spouse
of James D. Murphy, Deceased: LAST
KNOWN ADDRESS, 6942 North So-
crum Loop Road, Lakeland, FL 33809
and Unknown Spouse of Terri R. Mur-
phy: LAST KNOWN ADDRESS, 6942
North So crum Loop Road, Lakeland,
FL 33809

Residence unknown, if living, includ-
ing 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,
devises, grantees, assignees, credi-
tors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

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

BEGIN AT THE SE CORNER
OF SECTION 13, TOWN-
SHIP 27 SOUTH, RANGE 23
EAST, POLK COUNTY, FLOR-
IDA, RUN THENCE NORTH
ALONG THE EAST BOUND-
ARY OF SAID SECTION 13 A
DISTANCE OF 760.40 FEET
TO THE E.O.B. THENCE RUN
SOUTH 89° 35' 30" WEST 175
FEET; THENCE NORTH 141.0
FEET, THENCE NORTH 89° 35'
30" EAST 175.0 FEET, THENCE
SOUTH 141.0 FEET TO THE
P.O.B.; LESS THE SOUTH 25.0
FEET AND THE EAST 25.0
FEET FOR ROAD RIGHT-OF-
WAY.

AND THE SOUTH 20 FEET
OF THE FOLLOWING DE-
SCRIBED PROPERTY
BEGIN AT THE SOUTH-
EAST CORNER OF SECTION
13, TOWNSHIP 27 SOUTH,
RANGE 23 EAST, POLK COUN-
TY, FLORIDA, RUN THENCE
NORTH ALONG THE EAST
BOUNDARY OF SAID SEC-
TION 13, A DISTANCE OF
901.40 FEET TO THE P.O.B.,
THENCE RUN SOUTH 89° 35'
30" WEST 175.0 FEET, THENCE
NORTH 120.0 FEET, THENCE
NORTH 89° 35' 30" EAST 175.0

FEET, THENCE SOUTH 120.0
FEET TO THE P.O.B., LESS
THE EAST 25.0 FEET FOR
ROAD RIGHT-OF-WAY; POLK
COUNTY, FLORIDA.
more commonly known as 6942
North So crum Loop Road, Lake-
land, 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
there after; otherwise a default will
be entered against you for the relief
demanded in the Complaint. Default
Date: December 8, 2016

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 seal of this
Court on the 1st day of November, 2016.
Stacy M. Butterfield
Clerk and County Courts
By: Asuncion Nieves
Deputy Clerk

SHAPIRO, FISHMAN
& GACHÉ, LLP
Attorneys for Plaintiff
4630 Woodland Corporate Blvd.,
Suite 100
Tampa, FL 33614
16-302550 FC01 CXE
Nov. 25; Dec. 2, 2016 16-02270K

FIRST INSERTION

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

CASE NO.:
2015CA-001239-0000-00
U.S. BANK TRUST, N.A. AS
TRUSTEE FOR LSF9 MASTER
PARTICIPATION TRUST
Plaintiff, vs.
KYLEE H. CHUCKRY A/K/A
KYLEE CHUCKRY A/K/A KYLEE
HILL, et al
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of foreclosure
dated October 04, 2016, and entered in
Case No. 2015CA-001239-0000-00 of
the Circuit Court of the TENTH Judi-
cial Circuit in and for POLK COUNTY,
Florida, wherein U.S. BANK TRUST,
N.A. AS TRUSTEE FOR LSF9 MAS-
TER PARTICIPATION TRUST, is
Plaintiff, and KYLEE H. CHUCKRY
A/K/A KYLEE CHUCKRY A/K/A
KYLEE HILL, et al are Defendants, the

clerk, Stacy M. Butterfield, will sell to
the highest and best bidder for cash,
beginning at 10:00 AM www.polk.
realforeclose.com, in accordance with
Chapter 45, Florida Statutes, on the
03 day of January, 2017, the following
described property as set forth in said
Final Judgment, to wit:

Lot 9, MERRIAM HEIGHTS,
an unrecorded Subdivision, ly-
ing in Section 18, Township 29
South, Range 24 East, being
described as: The West 100 feet
of the East 300 feet of the West
1/2 of the North 1/2 of the SE
1/4 of the SE 1/4 of Section 18,
Less the North 525 feet, more
or less, Public Records of Polk
County, Florida.

Any person claiming an interest in
the surplus funds 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: November 21, 2016

By: Heather J. Koch
Phelan Hallinan
Diamond & Jones, PLLC
Heather J. Koch, Esq.,
Florida Bar No. 89107
Emilio R. Lenzi, Esq.,
Florida Bar No. 0668273

Phelan Hallinan
Diamond & Jones, PLLC
Attorneys for Plaintiff
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
PH # 60056
Nov. 25; Dec. 2, 2016 16-02290K

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-001377
DIVISION: 11
Ditech Financial LLC f/k/a Green
Tree Servicing LLC
Plaintiff, -vs.-

Jason R. Sparkman; Christina L.
Sparkman; 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 pursu-
ant to order rescheduling foreclosure
sale or Final Judgment, entered in Civil
Case No. 2016-CA-001377 of the Cir-
cuit 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 Jason R.
Sparkman 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 3, 2017, the following
described property as set forth in said
Final Judgment, to-wit:

LOT 23, BLOCK "B", SUNNY
GLEN PHASE III SUBDIVI-
SION, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 83,
PAGE 34, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA
ANY PERSON CLAIMING AN IN-

TEREST 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.
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
15-296677 FC01 GRT
Nov. 25; Dec. 2, 2016 16-02280K

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E-mail your Legal Notice
legal@businessobserverfl.com

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Pasco County

Pinellas County

Polk County

Lee County

Collier County

Charlotte County

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Friday Publication

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Observer

FIRST INSERTION

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

CASE NO.: 2016CA003184000000
DITECH FINANCIAL LLC
Plaintiff(s), vs.
MARIA E. GOMEZ; THE
UNKNOWN SPOUSE OF
MARIA E. GOMEZ; THE
VILLAGE AT TUSCAN RIDGE
HOMEOWNERS ASSOCIATION,
INC.; TUSCAN RIDGE MASTER
HOMEOWNERS ASSOCIATION,
INC.; THE UNKNOWN TENANT
IN POSSESSION OF 952 CORVINA
DRIVE, DAVENPORT, FL 33897;
Defendant(s).

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

Lot 239, VILLAGE AT TUS-
CAN RIDGE, according to the
plat thereof recorded in Plat
Book 113, Pages 37 and 38, of the
Public Records of Polk County,
Florida.

Property address: 952 Corvina
Drive, Davenport, FL 33897

You are required to file a written re-
sponse with the Court and serve a
copy of your written defenses, if any,
to it on Timothy D. Padgett, P.A.,
whose address is 6267 Old Water
Oak Road, Suite 203, Tallahassee,
FL 32312, at least thirty (30) days
from the date of first publication,
and file the original with the clerk
of this court either before service on
Plaintiff's attorney or immediately
thereafter; otherwise, a default will
be entered against you for the relief
demanded in the complaint.

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 the 4 day of NOV, 2016.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Danielle Cavas
Deputy Clerk

Plaintiff Atty;
Timothy D. Padgett, P.A.
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlaw.net
TDP File No. 15-002392-2
Nov. 25; Dec. 2, 2016 16-02269K

FIRST INSERTION

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

CASE NO.: 2015-CA-003518
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, v.
OSMAN J. PALMA
BETANCOURTH; BIANCA
MARTINEZ RUIZ; UNKNOWN
PARTY IN POSSESSION
1; UNKNOWN PARTY IN
POSSESSION 2; HOUSING
FINANCE AUTHORITY OF
PINELLAS COUNTY,
Defendants.

NOTICE is hereby given that, Stacy
M. Butterfield, Clerk of the Circuit
Court of Polk County, Florida, will
on the 7th day of December, 2016, at
10:00 a.m. EST, via the online auction
site at www.polk.realforeclose.com in
accordance with Chapter 45, F.S., of-
fer for sale and sell to the highest and
best bidder for cash, the following
described property situated in Polk
County, Florida, to wit:

Lot 3, Block 1, ALAMO VILLAGE,
a subdivision according to the plat
thereof recorded in Plat Book 55,
Page 33, in the Public Records of
Polk County, Florida.

Property Address: 622 W. Alamo
Drive, Lakeland, FL 33813

pursuant to the Final Judgment of
Foreclosure entered in a case pending
in said Court, the style and case number
of which is set forth above.

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 Admini-
strator, (863) 534-4690, within two (2)
working days of your receipt of this (de-
scribe notice); if you are hearing or
voice impaired, call TDD (863) 534-7777
or Florida Relay Service 711.

SUBMITTED on this 21st day of No-
vember, 2016.

Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff

OF COUNSEL:
Sirote & Permutt, P.C.
1115 East Gonzalez Street
Pensacola, FL 32503
Toll Free: (800) 826-1699
Facsimile: (850) 462-1599
Nov. 25; Dec. 2, 2016 16-02279K

FIRST INSERTION

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

CASE NO.: 2016CA000941000000
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
Plaintiff, vs.
MORIAH MADDUX, et al
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of foreclosure
dated October 04, 2016, and entered in
Case No. 2016CA000941000000 of
the Circuit Court of the TENTH Judi-
cial Circuit in and for POLK COUN-
TY, Florida, wherein JPMOR-
GAN CHASE BANK, NATIONAL AS-
SOCIATION, is Plaintiff, and MORI-
AH MADDUX, et al are Defendants,
the clerk, Stacy M. Butterfield, will
sell to the highest and best bidder for
cash, beginning at 10:00 AM www.
polk.realforeclose.com, in accordance
with Chapter 45, Florida Statutes, on
the 03 day of January, 2017, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

Lot 127, CHANLER RIDGE, ac-
cording to the plat thereof re-
corded in Plat Book 133, pages 2
through 7, public records of Polk
County, Florida.

Any person claiming an interest in
the surplus funds 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 Admini-
strator, (863) 534-4690, within two (2)
working days of your receipt of this (de-
scribe notice); if you are hearing or
voice impaired, call TDD (863) 534-7777
or Florida Relay Service 711.
Dated: November 21, 2016

By: Heather J. Koch
Phelan Hallinan
Diamond & Jones, PLLC
Heather J. Koch, Esq.,
Florida Bar No. 89107
Emilio R. Lenzi, Esq.,
Florida Bar No. 0668273

Phelan Hallinan
Diamond & Jones, PLLC
Attorneys for Plaintiff
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
PH # 71183
Nov. 25; Dec. 2, 2016 16-02286K

SUBSEQUENT INSERTIONS

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.: 2016CA-000976-0000-00
WELLS FARGO BANK, NA Plaintiff, vs. DENNIS FIELDS, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed November 8, 2016 and entered in Case No. 2016CA-000976-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein WELLS FARGO BANK, NA, is Plaintiff, and DENNIS FIELDS, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 01 day of December, 2016, the following described property as set forth in said Lis Pendens, to wit:

TRACT 75, THE WOODS RANCHING AND FARMING TRACTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus funds 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: November 9, 2016
By: Heather J. Koch
Phelan Hallinan
Diamond & Jones, PLLC
Heather J. Koch, Esq.,
Florida Bar No. 89107
Emilio R. Lenzi, Esq.,
Florida Bar No. 0668273

Phelan Hallinan
Diamond & Jones, PLLC
Attorneys for Plaintiff
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
PH # 73115
November 18, 25, 2016 16-02227K

SECOND INSERTION

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

CASE NO.: 2016 CA 000920
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607
Plaintiff(s), vs. DEWEY W. CLARK; DEBORAH DIANA CLARK; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 3, 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 3rd 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:

LOTS 14 AND 15, BLOCK 3 OF EASTSIDE ADDITION TO HAINES CITY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 408 N. 19TH ST., HAINES CITY, FL 33844

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. 15-002762-1
November 18, 25, 2016 16-02236K

SECOND 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 002668
GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607
Plaintiff(s), vs. PAUL E. KELLEHER; THE UNKNOWN SPOUSE OF PAUL E. KELLEHER; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 3, 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 3rd 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:

LOT 34, CARIBBEAN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 4 AND 5, 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 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. 15-002762-1
November 18, 25, 2016 16-02236K

PROPERTY ADDRESS: 2237 MALLORY CIRCLE, HAINES CITY, FL 33844

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. 15-001019-1
November 18, 25, 2016 16-02249K

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2015-CA-002370
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12, Plaintiff, vs. LUIS N. DIAZ, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 5, 2016 in Civil Case No. 2015-CA-002370 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12 is Plaintiff and LUIS N. DIAZ, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes

on the 13TH day of December, 2016 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 40, Pines West - Phase 3, according to the Plat thereof, as recorded in Plat Book 124, Pages 19 and 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.
Lisa Woodburn, Esq.
Fla. Bar No.: 0146803
McCalla Raymer Pierce, LLC
Attorney for Plaintiff
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
MRSservice@mccallaraymer.com
4954157
13-06928-5
November 18, 25, 2016 16-02251K

best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on February 14, 2017, the following described property as set forth in said Final Judgment, to-wit:
LOT 45, CRYSTAL GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 33, 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
15-294474 FC01 AMC
November 18, 25, 2016 16-02257K

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-000324
DIVISION: 4
Green Tree Servicing LLC
Plaintiff, vs.- Robert E. Tanner; Vickie R. Tanner; Bank of America, National Association; 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-000324 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Green Tree Servicing LLC, Plaintiff and Robert E. Tanner 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 February 9, 2017, the following described property as set forth in said Final Judgment, to-wit:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE, 23 EAST, RUN NORTH 00°01'20" WEST ALONG THE EAST BOUNDARY THEREOF FOR 1600.00 FEET; THENCE SOUTH 89°59'00"

WEST 354.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'00" WEST 354.25 FEET; THENCE SOUTH 00°01'15" WEST 626.39 FEET TO THE CENTERLINE OF ROAD; THENCE NORTH 82°59'00" EAST 40.20 FEET; THENCE SOUTH 87°41'00" EAST 245.00 FEET; THENCE SOUTH 75°41'00" EAST 48.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET; THENCE EASTERLY ALONG SAID CURVE 23.54 FEET THROUGH A CENTRAL ANGLE OF 02°50'22"; THENCE NORTH 00°00'03" WEST 648.66 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR ROAD OVER THE SOUTH 30 FEET THEREOF. ALL LYING AND BEING IN 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
13-269680 FC01 GRT
November 18, 25, 2016 16-02242K

LOT 129, SUNSHINE TREE PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK

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

CASE NO. 2012-CA-004976
PENNYMAC CORP., Plaintiff, vs. PATRICIA COLEMAN, AS TRUSTEE, AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 28 OF AUGUST, 2009, KNOWN AS LAUREL GLEN TRUST #2459, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 30, 2015 in Civil Case No. 2012-CA-004976 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein PENNYMAC CORP. is Plaintiff and PATRICIA COLEMAN, AS TRUSTEE, AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 28 OF AUGUST, 2009, KNOWN AS LAUREL GLEN TRUST #2459, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27TH day of December, 2016 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 45, LAUREL GLEN PHASE II, according to the plat thereof as recorded in Plat Book 133, pages 20 and 21, public records of Polk County, Florida; TOGETHER WITH an easement for purposes of ingress, egress, and the placement, maintenance, and repair of a paved driveway, over and across the following described property; A parcel of land being a por-

79, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1070 SUNSHINE WAY, WINTER HAVEN, FL 33880-0000

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 16 day of November, 2016.
By: Thomas Joseph
Thomas Joseph, Esquire
Florida Bar No. 123350
Communication Email:
tjoseph@rasflaw.com

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
14-61644 - MoP
November 18, 25, 2016 16-02252K

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-004342
DIVISION: 7
EverBank Plaintiff, vs.- Marvin Walker; Brenda H. Walker; 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-004342 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein EverBank, Plaintiff and Marvin Walker 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 February 14, 2017, the following described property as set forth in said Final Judgment, to-wit:
LOT 45, CRYSTAL GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 33, 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
15-294474 FC01 AMC
November 18, 25, 2016 16-02257K

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-000324
DIVISION: 4
Green Tree Servicing LLC
Plaintiff, vs.- Robert E. Tanner; Vickie R. Tanner; Bank of America, National Association; 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).

WEST 354.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'00" WEST 354.25 FEET; THENCE SOUTH 00°01'15" WEST 626.39 FEET TO THE CENTERLINE OF ROAD; THENCE NORTH 82°59'00" EAST 40.20 FEET; THENCE SOUTH 87°41'00" EAST 245.00 FEET; THENCE SOUTH 75°41'00" EAST 48.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET; THENCE EASTERLY ALONG SAID CURVE 23.54 FEET THROUGH A CENTRAL ANGLE OF 02°50'22"; THENCE NORTH 00°00'03" WEST 648.66 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR ROAD OVER THE SOUTH 30 FEET THEREOF. ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

tion of Lot 46, LAUREL GLEN PHASE II, as recorded in Plat book 133, pages 20 and 21, public records of Polk County, Florida, being described as follows: Commence at the southeast corner of said Lot 46; thence North 48°22'16" East along the east line of said Lot 46, a distance of 22.12 feet to the Point of Beginning; thence continue North 48°22'16" East, along said east line; 6.22 feet; thence North 04°59'52" West, along said east line, 5.01 feet, thence South 28°38'53" West, 4.44 feet, thence South 21°44'28" East, 5.63 feet to the Point of Beginning. SUBJECT TO an easement over the Southeast portion of Lot 45 for purposes of ingress, egress, maintenance and repair of the paved driveway for the benefit of Lot 44.

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.
Lisa Woodburn, Esq.
Fla. Bar No.: 11003
McCalla Raymer Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
MRSservice@mccallaraymer.com
5172680
14-08154-3
November 18, 25, 2016 16-02250K

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

CASE #: 2016-CA-002401
DIVISION: 15
SunTrust Bank Plaintiff, vs.- Gloria L. Myers; Unknown Spouse of Gloria L. Myers; Springcastle America Funding Trust, Through its Trustee Wilmington Trust, National Association; 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).

NE-1/4 OF THE SE-1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID NE-1/4 OF SE-1/4 521.63 FEET; RUN THENCE NORTH 540.86 FEET; RUN THENCE WEST 245.46 FEET; RUN THENCE NORTH 240 FEET; RUN THENCE WEST 160 FEET TO THE POB; CONTINUE THENCE WEST 84.35 FEET; RUN THENCE N22° 21'00" W 120 FEET; RUN THENCE N67° 33'00" E 20 FEET; RUN THENCE S22° 27'00" E 9.27 FEET; RUN THENCE N84° 94'40" E 108.73 FEET; RUN THENCE SOUTH 121.19 FEET TO THE POD.

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
16-300665 FC01 SUT
November 18, 25, 2016 16-02258K

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-003142
DIVISION: 11

Nationstar Mortgage LLC

Plaintiff, -vs.-
Marc A. Johnson; Unknown Spouse
of Marc A. Johnson; 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-003142 of the Circuit
Court of the 10th Judicial Circuit in
and for Polk County, Florida, wherein
Nationstar Mortgage LLC, Plaintiff
and Marc A. Johnson 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 February 1, 2017,
the following described property as set
forth in said Final Judgment, to-wit:

LOT 5, BLOCK H, LAKESIDE AD-
DITION, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7,
PAGE(S) 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
15-288888 FC01 CXE
November 18, 25, 2016 16-02240K

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 ACTION

CASE NO.: 53-2013-CA-003688
DIVISION: 11

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

CUERVO, FABIAN H. et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure
dated 17 August, 2016, and entered in
Case No. 53-2013-CA-003688 of the
Circuit Court of the Tenth Judicial
Circuit in and for Polk County, Florida
in which Nationstar Mortgage LLC,
is the Plaintiff and Fabian H. Cuervo,
MDTR LLC, as Trustee Under the
1510 Avenue G Land Trust dated the
9th day of April, 2013, Tenant #1
NKA N Baker, Teresita Cuervo, The
Unknown Beneficiaries of the 1510
Avenue G Land Trust dated the 9th
day of April, 2013, Wells Fargo Bank,
National Association, as Trustee for
Structured Asset Securities Corpora-
tion Mortgage Pass-Through Certifi-
cates, Series 2005-S6, are defendants,
the Polk County Clerk of the Circuit
Court will sell to the highest and best
bidder for cash in/on online at www.
polk.realforeclose.com, Polk County,
Florida at 10:00am EST on the 15th
of December, 2016, the following de-
scribed property as set forth in said

Final Judgment of Foreclosure:
LOT 21 HILLS OF LAKE EL-
BERT UNIT NO.1, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 44, PAGE 47,
OF THE PUBLIC RECORDS OF
POLK COUNTY FLORIDA.
1510 AVENUE G NE WINTER
HAVEN FL 33881-4351
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 in Hillsborough County, Florida
this 14th day of November, 2016.
Brittany Gramsky
Brittany Gramsky, Esq.
FL Bar # 95589
Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
JR- 009928F01
November 18, 25, 2016 16-02243K

SECOND 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 000717
DITECH FINANCIAL LLC F/K/A
GREEN TREE SERVICING LLC

3000 Bayport Drive
Suite 880

Tampa, FL 33607

Plaintiff(s), vs.

ELIAS MONTOYA; JENNIFER L.
MONTOYA; LAKE MEADOWS
HOMEOWNERS ASSOCIATION,
INC.; THE BANK OF NEW YORK

MELLON, AS TRUSTEE FOR
CWHEQ HOME EQUITY LOAN
ASSET BACKED CERTIFICATES,
SERIES 2007-S1;

Defendant(s).

NOTICE IS HEREBY GIVEN THAT,

pursuant to Plaintiff's Final Judgment
of Foreclosure entered on November
3, 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 3rd 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:

LOT 23, LAKE MEADOWS,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 130, PAGES
39 AND 40, OF THE PUBLIC
RECORDS OF POLK COUNTY,

FLORIDA.
PROPERTY ADDRESS: 188
VISTA VIEW AVE., EAGLE
LAKE, FL 33839

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. Ad-
min. 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. 15-002583-1
November 18, 25, 2016 16-02247K

LOT 23, LAKE MEADOWS,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 130, PAGES
39 AND 40, OF THE PUBLIC
RECORDS OF POLK COUNTY,

FLORIDA.
PROPERTY ADDRESS: 188
VISTA VIEW AVE., EAGLE
LAKE, FL 33839

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.:

2015CA-003959-0000-00
PHH MORTGAGE CORPORATION
F/K/A CENDANT MORTGAGE
CORPORATION

Plaintiff, vs.

NICHOLAS W. PILCHER A/K/A
NICHOLAS PILCHER, et al

Defendants.

RE-NOTICE IS HEREBY GIVEN
pursuant to an Order Granting Plain-
tiff's Motion to Reschedule Fore-
closure Sale filed November 3, 2016 and
entered in Case No. 2015CA-003959-
0000-00 of the Circuit Court of the
TENTH Judicial Circuit in and for
POLK COUNTY, Florida, wherein
PHH MORTGAGE CORPORATION
F/K/A CENDANT MORTGAGE
CORPORATION, is Plaintiff, and
NICHOLAS W. PILCHER A/K/A
NICHOLAS PILCHER, et al are De-
fendants, the clerk, Stacy M. Butter-
field, will sell to the highest and best
bidder for cash, beginning at 10:00
AM www.polk.realforeclose.com, in
accordance with Chapter 45, Florida
Statutes, on the 08 day of December,
2016, the following described prop-
erty as set forth in said Lis Pendens,
to wit:

Lot 81, HIGHLAND GROVE
EAST ADDITION, according to

the plat thereof, as recorded in Plat
Book 69, Page 9, of the Public Re-
cords of Polk County, Florida.

Any person claiming an interest in the
surplus funds from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim with-
in 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 provi-
sion 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 im-
paired, call TDD (863) 534-7777 or Florida
Relay Service 711.

Dated: November 14, 2016

By: Heather J. Koch
Phelan Hallinan
Diamond & Jones, PLLC
Heather J. Koch, Esq.,
Florida Bar No. 89107
Emilio R. Lenzi, Esq.,
Florida Bar No. 0668273

Phelan Hallinan
Diamond & Jones, PLLC
Attorneys for Plaintiff
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
PH # 66714
November 18, 25, 2016 16-02239K

est and best bidder for cash at www.
polk.realforeclose.com at 10:00 A.M.
on February 7, 2017, the following de-
scribed property as set forth in said
Final Judgment, to-wit:

LOT 81, GLENRIDGE PHASE
ONE, ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 84, PAGE 48,
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
15-293705 FC01 GRR
November 18, 25, 2016 16-02241K

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-6
Plaintiff, -vs.-
Colleen J. Scroger, Unknown Spouse
of Colleen J. Scroger, Melvin W.
Scroger, Unknown Spouse of Melvin
W. Scroger, Glen Ridge Homeowners
Association of Polk County, 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. 53-2014-CA-004977 of
the Circuit Court of the 10th Judicial
Circuit in and for Polk County, Florida,
wherein THE BANK OF NEW
YORK MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
CWABS INC., ASSET-BACKED CER-
TIFICATES, SERIES 2006-6, Plain-
tiff and Colleen J. Scroger, Melvin
W. Scroger, Glen Ridge Homeowners
Association of Polk County, Inc 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 February 7, 2017, the following de-
scribed property as set forth in said
Final Judgment, to-wit:

LOT 29, BLOCK C, COMBEE
ACRES, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 42,
PAGE 31 PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 2718
MORGAN COMBEE RD.,
LAKELAND, FL 33801

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. Ad-
min. 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 docu-
ments 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, with-
in 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 Ser-
vice 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. 15-002504-1
November 18, 25, 2016 16-02248K

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

CASE NO.:

2014CA-003999-0000-00
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE
FOR ABFC 2006-OPT3 TRUST,
ASSET BACKED FUNDING
CORPORATION ASSET-BACKED
CERTIFICATES, SERIES
2006-OPT3,

Plaintiff, vs.

PIER SPENCER A/K/A PIER A.
SPENCER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated August 31, 2015, and entered
in 2014CA-003999-0000-00 of the
Circuit Court of the TENTH Judicial
Circuit in and for Polk County,
Florida, wherein WELLS FARGO
BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR ABFC 2006-OPT3 TRUST,
ASSET BACKED FUNDING CORPORA-
TION ASSET-BACKED CERTIFI-
CATES, SERIES 2006-OPT3 is the
Plaintiff and PIER SPENCER A/K/A
PIER A. SPENCER; OAK CROSS-
ING MASTER ASSOCIATION, INC.;
OAK CROSSING NORTH HOMEOWNERS
ASSOCIATION, INC.; OAK CROSSING
SOUTH HOMEOWNERS ASSOCIATION,
INC.; ASSET ACCEPTANCE 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 December 01, 2016,

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

LOT 43, BLOCK "B", OAK CROSS-
ING PHASE ONE, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
129, PAGE 26, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

Property Address: 513 PINTAIL
CIRCLE, 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 proceeding, you are
entitled, at no cost to you, to the provi-
sion 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 im-
paired, call TDD (863) 534-7777 or Florida
Relay Service 711.

Dated this 10 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
14-37836 - MoP
November 18, 25, 2016 16-02226K

PARCEL 1: THE WEST 147.00
FEET OF THE EAST 1206.83
FEET OF THE SOUTH 87.11
FEET OF THE NORTH 291.11
FEET OF THE NORTHEAST
1/4 OF THE NORTHEAST 1/4
OF SECTION 30, TOWNSHIP
27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA.

PARCEL 2: THE WEST 147.00
FEET OF THE EAST 1206.83
FEET OF THE NORTH 204.00
FEET OF THE NORTHEAST
1/4 OF THE NORTHEAST 1/4
OF SECTION 30, TOWNSHIP
27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA,
LESS ROAD RIGHT OF WAY.

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

If you are a person with a disability
who needs 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, with-
in 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 Ser-
vice 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
AS3708-16/bs
November 18, 25, 2016 16-02253K

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

CASE NO.: 2016CA003401000000
WELLS FARGO BANK, N.A.,
Plaintiff, vs.

LILLIAN GRAHAM THOMPSON,
et al,
Defendant(s).

To: FANNY GAINNEY, AS AN HEIR OF
THE ESTATE OF MAIZIE B. GAD-
SON A/K/A MAZIE GADSON A/K/A
MARIE GADSON, DECEASED
JANET GAINNEY, AS AN HEIR OF
THE ESTATE OF MAIZIE B. GAD-
SON A/K/A MAZIE GADSON A/K/A
MARIE GADSON, DECEASED
THE UNKNOWN HEIRS OF THE ES-
TATE OF MAIZIE B. GADSON A/K/A
MAZIE GADSON A/K/A MARIE
GADSON, 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 16 IN BLOCK 3 IN THE
LAKE WALES LAND COMPA-
NY'S SUBDIVISION OF EAST
ONE HALF OF SOUTHWEST
ONE QUARTER OF SOUTH-
WEST ONE QUARTER AND

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 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 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.
Please send invoice and copy to:
Albertelli Law
Plaintiff's attorney
P.O. Box 23028
Tampa, FL 33623
EF - 16-023657
November 18, 25, 2016 16-02230K

SECOND INSERTION

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

CASE NO.:

2014CA-003999-0000-00
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE
FOR ABFC 2006-OPT3 TRUST,
ASSET BACKED FUNDING
CORPORATION ASSET-BACKED
CERTIFICATES, SERIES
2006-OPT3,

Plaintiff, vs.

PIER SPENCER A/K/A PIER A.
SPENCER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated August 31, 2015, and entered
in 2014CA-003999-0000-00 of the
Circuit Court of the TENTH Judicial
Circuit in and for Polk County,
Florida, wherein WELLS FARGO
BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR ABFC 2006-OPT3 TRUST,
ASSET BACKED FUNDING CORPORA-
TION ASSET-BACKED CERTIFI-
CATES, SERIES 2006-OPT3 is the
Plaintiff and PIER SPENCER A/K/A
PIER A. SPENCER; OAK CROSS-
ING MASTER ASSOCIATION, INC.;
OAK CROSSING NORTH HOMEOWNERS
ASSOCIATION, INC.; OAK CROSSING
SOUTH HOMEOWNERS ASSOCIATION,
INC.; ASSET ACCEPTANCE 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 December 01, 2016,

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

LOT 43, BLOCK "B", OAK CROSS-
ING PHASE ONE, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
129, PAGE 26, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

Property Address: 513 PINTAIL
CIRCLE, 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 proceeding, you are
entitled, at no cost to you, to the provi-
sion 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 im-
paired, call TDD (863) 534-7777 or Florida
Relay Service 711.

Dated this 10 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
14-37836 - MoP
November 18, 25, 20

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.: 2014CA001490000000 THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2006-11 BY GREEN TREE SERVICING LLC, Plaintiff, VS. BRADLEY O. TAYLOR; 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 14, 2016 in Civil Case No. 2014CA001490000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2006-11 BY GREEN TREE SERVICING LLC is the Plaintiff, and BRADLEY O. TAYLOR; JOSEPH HUX, IV; UNKNOWN SPOUSE OF JOSEPH HUX, IV; 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 are Defendants.

The Clerk of the Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com on

November 29, 2016 at 10:00 AM the following described real property as set forth in said Final Judgment, to wit: LOTS 198 AND 199 OF CRES-CENT ESTATES SUBDIVISION 1, UNIT A, REPLAT NO. 1 ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 49, 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 1 day of November, 2016.

By: Susan Sparks -

FBN 33626

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
1382-320B
November 11, 18, 2016 16-02196K

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 ACTION CASE NO.:

2014CA-003068-0000-00 DIVISION: SECTION 4

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, vs. JENNIFER B. PERRY A/K/A JENNIFER PERRY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 24, 2016, and entered in Case No. 2014CA-003068-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4, is the Plaintiff and Jennifer B. Perry a/k/a Jennifer Perry, Jerry M. Perry a/k/a Jerry M. Perry, Jr. a/k/a Jerry Perry, Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin Financial Corp., an Op. Sub. of ML&T Co., FSB, Ridgewood Lakes Master Association, Inc., The Forest at Ridgewood Homeowners Association, Inc., United States of America, 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 29th day of November, 2016, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 15, THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 227 BOXWOOD DRIVE, 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 in Hillsborough County, Florida this 2nd day of November, 2016.

Brittany Gramsky
Brittany Gramsky, Esq.
FL Bar # 95589

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
JR - 14-140439
November 11, 18, 2016 16-02197K

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.:

2014CA004936000000 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF AMERICA, Plaintiff, vs. TIMOTHY PAUL MADER AND PATRICIA JEAN PARRETT MADER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 18, 2016, and entered in 2014CA004936000000 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 TIMOTHY PAUL MADER; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN SPOUSE OF PATRICIA JEAN PARRETT MADER 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 29, 2016, the following described property as set forth in

said Final Judgment, to wit: LOT 58 OF ARIANA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 109 PATTERSON DR, 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 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 4 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
November 11, 18, 2016 16-02200K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 16CP2374 IN RE: ESTATE OF WALTER S. RUFF; deceased.

The administration of the estate of WALTER S. RUFF, deceased, whose date of death was July 17, 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 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: November 11, 2016.

Personal Representative:

Walter E. Ruff

5295 Fairmont Rd.

Lake Wales, FL 33898

Carmen L. Ruff

5411 Fairmont Rd.

Lake Wales, FL 33898

Attorney for Personal Representatives:
Samuel E. Duke, attorney
Post Office Box 3706
Lake Wales, FL 33899-3706
Telephone: 863/676-9461
Email Address: sdukeatty@aol.com
November 11, 18, 2016 16-02212K

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 16-2997 Division ES IN RE: ESTATE OF JAMES THOMAS O'CONNOR a/k/a JAMES T. O'CONNOR 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 estate of JAMES THOMAS O'CONNOR, deceased, File Number 16-2997ES, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was 01/17/2015; that the total value of the estate is \$21,000.00 and that the names and address of those to whom it has been assigned by such order are:

Name VIRGINIA O'CONNOR
Address 189 Smithtown Boulevard
Nesconset, NY 11767

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate 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 PROVIDED BY LAW.

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 11, 2016.

Person Giving Notice:

Virginia O'Connor

189 Smithtown Boulevard

Nesconset, NY 11767

Attorney for Person Giving Notice
Florida Bar No. 0233341
Wesley R. Stacknik
6260 Seminole Boulevard
Seminole, FL 33772-6837
Telephone: (727) 398-4496
E-Mail: stackniklaw@yahoo.com
November 11, 18, 2016 16-02214K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532016CP0029260000xx Division Masters IN RE: ESTATE OF SHANGYING LI Deceased.

The administration of the estate of SHANGYING LI, deceased, whose date of death was August 18, 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 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 11, 2016.

Personal Representative:

MENGHONG LI

42-20 Bowne St. Apt. No.1N

Flushing, New York 11355

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
November 11, 18, 2016 16-02223K

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 CIVIL DIVISION Case #: 53-2014-CA-004810 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs. LORENZO B. COX; WHISPER LAKE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, SECRETARY OF HOUSING & URBAN DEVELOPMENT; LORENZO COX; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN SPOUSE OF LORENZO B. COX Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 53-2014-CA-004810 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and LORENZO B. COX 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 64, WHISPER LAKE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, 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.

Dated: November 7, 2016.

Allison Morat
Allison Morat, Esquire
Florida Bar No.: 0099453
amorat@pearsonbitman.com
PEARSON BITMAN LLP
485 N. Keller Road, Suite 401
Maitland, Florida 32751
Telephone: (407) 647-0090
Facsimile: (407) 647-0092
Attorney for Plaintiff
November 11, 18, 2016 16-02213K

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: 2014-CA-001271 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 2007-OA3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA3, Plaintiff, v. ANDREW PETER TOWEY; ET. AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 9, 2015 and the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated October 21, 2016, in the above-styled cause, the Clerk of Circuit Court, Stacy M. Butterfield, shall sell the subject property at public sale on the 2nd day of December, 2016, at 10:00 a.m., to the highest and best bidder for cash, at www.polk.realforeclose.com for the following described property:

LOT 121, KOKOMO BAY PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2785 KOKOMO LOOP, HAINES CITY, FLORIDA 33844.

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: November 7, 2016.

Allison Morat
Allison Morat, Esquire
Florida Bar No.: 0099453
amorat@pearsonbitman.com
PEARSON BITMAN LLP
485 N. Keller Road, Suite 401
Maitland, Florida 32751
Telephone: (407) 647-0090
Facsimile: (407) 647-0092
Attorney for Plaintiff
November 11, 18, 2016 16-02213K

OFFICIAL COURT HOUSE 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



OFFICIAL COURTHOUSE WEBSITES:

Check out your notices on: www.floridapublicnotices.com

- 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.com | ORANGE COUNTY: myorangeclerk.com



SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016CP-002117-0000-XX
Division: Probate
IN RE: ESTATE OF
RONALD MELLO

The administration of the estate of Ronald Mello, deceased, File Number 2016CP-002117-0000-XX, 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 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is November 18, 2016.

Jeffrey Mello,
Personal Representative
46 Frost Street,
Fall River, MA 02721
Alan S. Novick, Esq.
Attorney for Petitioners
Florida Bar No. 441899
1415 Panther Lane, Suite 152
Naples, Florida 34109
Tel. No. (239) 514-8665
November 18, 25, 2016 16-02233K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016-CP-002471
IN RE: ESTATE OF
ROBERT A. HARPER
Deceased.

The administration of the estate of ROBERT A. HARPER, deceased, whose date of death was June 8, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of Court, 255 N. Broadway Avenue, Bartow, Florida 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 THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is November 18, 2016.

Personal Representative:
Kathleen Harper
254 Fairway Circle
Winter Haven, Florida 33881
Attorney for Personal Representative:
Stephen W. Serenci, Esq.
Stephen W. Serenci, P.A.
Florida Bar No. 0051802
2600 N. Military Trail, Suite 410
Fountain Square 1
Boca Raton, Florida 33431
E-mail: sws@serencilaw.com
November 18, 25, 2016 16-02244K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THE TENTH JUDICIAL CIRCUIT
POLK COUNTY, FLORIDA
PROBATE DIVISION
UCN: 53-2016CP-002985-0000-XX
CASE NUMBER: 2016CP-002985
DIVISION NUMBER: 14
IN RE: ESTATE OF
ASHLEY BELL GREENE,
DECEASED.

The administration of the intestate estate of ASHLEY BELL GREENE, deceased, whose date of death was the 21st day of October, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division; Case Number: 2016CP-002985; UCN: 53-2016CP-002985-0000-XX; the address of which is Clerk of the Tenth Judicial Circuit Court, Polk County, Florida, Drawer Number: CC-4, P.O. Box 9000, 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 who have claims or demands against the decedent's estate including unmatured, 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 unmatured, 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 CREDITORS MUST FILE CLAIMS AGAINST THE ESTATE WITH THE COURT WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES § 733.702 OR 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 the first publication of this Notice is November 18, 2016.

CORNETHA MILLER
Personal Representative
P.O. Box 4186
Winter Haven, Florida 33885-4186
FELIX F. HILL
Attorney for Personal Representative
Florida Bar Number: 077046
The Law Firm of
DUPREE HILL & HILL, P.A.
Attorneys and Counselors at Law
13575 - 58th Street North, Suite 200
Clearwater, Florida 33760-3739
Telephone: 727.538.LAWS (5297)
November 18, 25, 2016 16-02254K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. :2016CA000182000000
CARRINGTON MORTGAGE
SERVICES, LLC
Plaintiff, vs.
NORMA GARCIA A/K/A NORMA I.
GARCIA, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment entered in Case No. 2016CA000182000000 in the Circuit Court of the TENTH Judicial Circuit in and for POLK County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, and, NORMA GARCIA A/K/A NORMA I. GARCIA, et. al., are Defendants. The Clerk of Court will sell to the highest bidder for cash online at www.polk.realforeclose.com at the hour of 10:00AM, on the 24th day of January, 2017, the following described property: LOT 55, ARIANA'S WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 89, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1991 SUMM DOUBLEWIDE MOBILE HOME, ID NUMBER HMST5783BGA AND HMST5783AGA.

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 14 day of November, 2016.

Cassandra Racine-Rigaud,
FBN: 0450065
MILLENNIUM PARTNERS
Attorneys for Plaintiff
E-Mail Address:
service@millenniumpartners.net
21500 Biscayne Blvd., Suite 600
Aventura, FL 33180
Telephone: (305) 698-5839
Facsimile: (305) 698-5840
MP# 15-002119/15-002119-2
November 18, 25, 2016 16-02237K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. :2016 CA 000772
PROSPECT MORTGAGE LLC
Plaintiff, vs.
MARTHA DODD WEAVER, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment entered in Case No. 2016 CA 000772 in the Circuit Court of the TENTH Judicial Circuit in and for POLK County, Florida, wherein, Prospect Mortgage LLC, Plaintiff, and, MARTHA DODD WEAVER, et. al., are Defendants. The Clerk of Court will sell to the highest bidder for cash online at www.polk-realforeclose.com at the hour of 10:00AM, on the 20th day of January, 2017, the following described property:

LOT 2, HOMEWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE(S)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.

DATED this 14 day of November, 2016.

Cassandra Racine-Rigaud,
FBN: 0450065
MILLENNIUM PARTNERS
Attorneys for Plaintiff
E-Mail Address:
service@millenniumpartners.net
21500 Biscayne Blvd., Suite 600
Aventura, FL 33180
Telephone: (305) 698-5839
Facsimile: (305) 698-5840
MP# 15-002250/15-002250-3
November 18, 25, 2016 16-02238K

SECOND INSERTION

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

CASE NO.: 2016CA002936000000
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2007-7,
Plaintiff, vs.
TOM MOUNT AKA THOMAS
MOUNT AKA THOMAS J. MOUNT,
et al,
Defendant(s).

To: CATI MOUNT
Last Known Address:
533 Rochester Loop
Davenport, FL 33897
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 CLAIMANTS
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 32, LAKE DAVENPORT
ESTATES WEST PHASE ONE,
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 96, PAGE 35, PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

A/K/A 533 ROCHESTER LOOP,
DAVENPORT, FL 33897

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 December 12, 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 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 on this 3rd day of November, 2016.

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

Please send invoice and copy to:
Albertelli Law
Plaintiff's attorney
P.O. Box 23028
Tampa, FL 33623
EF - 15-183046
November 18, 25, 2016 16-02229K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2016CA-002792-0000-00
FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
BARBARA ALLEGRETTI, et al.,
Defendants.

TO: MARC ALLEGRETTI
Current Residence: 7935 APACHE LN,
LAKELAND, FL 33809
UNKNOWN TENANT
Current Residence: 7935 APACHE LN,
LAKELAND, FL 33809
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF BARBARA ALLEGRETTI
Last Known Address: UNKNOWN
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 32, BLOCK A, INDIAN
HEIGHTS PHASE TWO, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 87, PAGE 23, 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 Choice Legal Group, P.A., Attorney for Plaintiff, whose address is P.O. BOX 9908, FT. LAUDERDALE, FL 33310-0908 on or before Dec. 8, 2016, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish 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.

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 01 day of NOV, 2016.

Stacy M. Butterfield
As Clerk of the Court
By: Lori Armijo
As Deputy Clerk
Choice Legal Group, P.A.,
Attorney for Plaintiff
P.O. BOX 9908
FT. LAUDERDALE, FL 33310-0908
16-01783
November 18, 25, 2016 16-02228K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2015-CA-4480
LAKESHORE CLUB OF POLK
COUNTY HOMEOWNERS
ASSOCIATION, INC., A Florida
Not-For-Profit Corporation,
Plaintiff, v.
JUAN VELEZ RIVERA,
UNKNOWN SPOUSE OF JUAN
VELEZ RIVERA, PAULA MOJICA,
UNKNOWN SPOUSE OF PAULA
MOJICA & ANY UNKNOWN
PERSON(S) IN POSSESSION,
Defendants.

TO: JUAN VELEZ RIVERA
Calle CR-14 #10
Turabo Gardens #3
Caguas, PR 00727
If alive, and if dead, all parties claiming interest by, through, under or against JUAN VELEZ RIVERA, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 253, LAKESHORE CLUB, according to the Plat Thereof, as recorded in Plat Book 111, Page 16, of the Public Records of Polk County, Florida.

Property Address: 3515 Club Circle, Lakeshore, FL 33854
has been filed against you and you are required to serve a copy of your written

defenses, if any, to it, on LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., c/o Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A., 860 N. Orange Avenue, Suite 135, Orlando, FL 32801 within 30 days from the date of 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.

This is an attempt to collect a debt. Any information will be used for that purpose.

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 on 09-12-16.

Stacy M. Butterfield
Polk County
Clerk of Court
By Joyce J. Webb
Deputy Clerk

The Law Office of
Wonsetler & Webner, P.A.,
860 N. Orange Avenue, Suite 135
Orlando, FL 32801
November 18, 25, 2016 16-02231K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2015-CA-4480
LAKESHORE CLUB OF POLK
COUNTY HOMEOWNERS
ASSOCIATION, INC., A Florida
Not-For-Profit Corporation,
Plaintiff, v.
JUAN VELEZ RIVERA,
UNKNOWN SPOUSE OF JUAN
VELEZ RIVERA, PAULA MOJICA,
UNKNOWN SPOUSE OF PAULA
MOJICA & ANY UNKNOWN
PERSON(S) IN POSSESSION,
Defendants.

TO: PAULA MOJICA
Calle CR-14 #10
Turabo Gardens #3
Caguas, PR 00727

If alive, and if dead, all parties claiming interest by, through, under or against PAULA MOJICA, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 253, LAKESHORE CLUB, according to the Plat Thereof, as recorded in Plat Book 111, Page 16, of the Public Records of Polk County, Florida.

Property Address: 3515 Club Circle, Lakeshore, FL 33854
has been filed against you and you are required to serve a copy of your written

defenses, if any, to it, on LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., c/o Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A., 860 N. Orange Avenue, Suite 135, Orlando, FL 32801 within 30 days from the date of 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.

This is an attempt to collect a debt. Any information will be used for that purpose.

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 on 09-12-16.

Stacy M. Butterfield
Polk County
Clerk of Court
By Joyce J. Webb
Deputy Clerk

The Law Office of
Wonsetler & Webner, P.A.,
860 N. Orange Avenue, Suite 135
Orlando, FL 32801
November 18, 25, 2016 16-02232K

HOW TO
PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER

1/10267

CALL 941-906-9386

and select the appropriate County
name from the menu option

or e-mail legal@businessobserverfl.com

Business
Observer