

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 Full Spectrum Mental Health and Counseling Services located at 16414 Lake Church Drive, in the County of Hillsborough in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough, Florida, this 23rd day of January, 2017.
Full Spectrum Behavior Analysis LLC
January 27, 2017 17-00142K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 2/10/17 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1997 NOBI #N88095A & N88095B. Last Tenant: Lewis Starn-er. Sale to be held at GCP Westside Ridge, LLC- 911 Westside Ridge Blvd, Auburndale, FL 33823, 813-241-8269. Jan. 27; Feb. 3, 2017 17-00150K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
File No. 2016 CP 3131
Division Probate
IN RE: ESTATE OF
JESSE W. HAUBNER
Deceased.

The administration of the estate of Jesse W. Haubner, deceased, whose date of death was October 4, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 27, 2017.

Personal Representative:
Steven J. Haubner
3013 McKay Ln.
Timmonsville, South Carolina 29161
Attorney for Personal Representative:
Patrick L. Smith
Attorney
Florida Bar Number: 27044
179 N. US HWY 27
Suite F
Clermont, FL 34711
Telephone: (352) 241-8760
Fax: (352) 241-0220
E-Mail: PatrickSmith@attypip.com
Secondary E-Mail: becky@attypip.com
Jan. 27; Feb. 3, 2017 17-00155K

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 the fictitious name of BANANA BOAT XP located at 2610 AVENUE G NW, in the County of POLK, in the City of WINTER HAVEN, Florida 33880 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at WINTER HAVEN, Florida, this 17th day of JANUARY, 2017.
JOB FRANCOIS
January 27, 2017 17-00143K

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 Integrative Physical Medicine located at 517 N Lake Parker Drive, in the County of Polk in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 25 day of January, 2017.
Central Florida Imaging of Lakeland, LLC
January 27, 2017 17-00156K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 17CP-0008
IN RE: ESTATE OF
WILLIAM M. ODUM
Deceased.

The administration of the estate of William M. Odum, deceased, whose date of death was November 19, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 27, 2017.

Personal Representative:
Richardson Michael Odum
203 Farm Path Court
Woodstock, Georgia 30188
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
CRAIG A. MUNDY, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
Jan. 27; Feb. 3, 2017 17-00140K

Notice of Public Sale of Personal Property

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

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

Bidding will close on the website www.StorageStuff.bid on February 16, 2017 at 10:00AM

Tenant Name	Unit #	Description	
Theresa Merle	120	Furniture	
January 27, February 3, 2017			17-00141K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2016CA003502000000
VANDERBILT MORTGAGE AND FINANCE, INC., A TENNESSEE CORPORATION
P.O. Box 9800
Maryville, TN 37802
Plaintiff(s), vs.

ROBERT ALAN DOYLE AKA ROBERT A. DOYLE; KRISTEN RENE WELCH AKA KRISTEN R. WELCH; THE UNKNOWN SPOUSE OF KRISTEN RENE WELCH AKA KRISTEN R. WELCH; CANDI M. POLLARD; STATE OF FLORIDA
DEPARTMENT OF REVENUE; POLK COUNTY, FLORIDA, CLERK OF THE COURT; CHARLES E. JONES; JANICE JONES;
Defendant(s).
TO: KRISTEN RENE WELCH AKA KRISTEN R. WELCH; THE UNKNOWN SPOUSE OF KRISTEN RENE WELCH AKA KRISTEN R. WELCH;

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 follows:

A portion of the East 1/2 of the Northeast 1/4 of Section 32, Township 32 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 32 and run thence South along the East line of said Section 32 a distance of 659.83 feet to the Point of Beginning; continue thence South along said East line of Section 32, 25.00 feet; thence North 89 degrees 06 minutes 27 seconds West, 285.74 feet; thence North 00 degrees 01 minutes 04 seconds West, 164.77 feet; thence North 89 degrees 57 minutes 44 seconds West, 248.01 feet; thence South 00 degrees 01 minutes 07 seconds East, 297.12 feet; thence North 88 degrees 15 minutes 00 seconds West, 130.06 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of said Section 32, thence North 00 degrees 01 minutes 07 seconds West along said West line a distance of 318.23 feet; thence South 89 degrees 57 minutes 44 seconds East, 403.01 feet; thence South 00 degrees 01 minutes 04 seconds East, 165.14 feet; thence South 89 degrees 06 minutes 27 seconds East, 260.74 feet to the Point of Beginning; subject to a road right of way over the East boundary thereof.

ALONG WITH an easement for ingress and egress over that portion of the East 1/2 of the Northeast 1/4 of Section 32, Township 32 South, Range 25 East, Polk County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Section 32 and run thence South along the East

line of said Section 32 a distance of 684.83 feet; thence North 89 degrees 06 minutes 27 seconds West 285.74 feet to the Point of Beginning; continue thence North 89 degrees 06 minutes 27 seconds West, 248.04 feet; thence North 00 degrees 01 minutes 07 seconds West, 25.00 feet; thence South 89 degrees 06 minutes 27 seconds East, 248.04 feet; thence South 00 degrees 01 minutes 04 seconds East, 25.00 feet to the Point of Beginning. TOGETHER WITH a shared driveway easement being described as follows:

A portion of the East 1/2 of the Northeast 1/4 of Section 32, Township 32 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 32 and run thence South along the East line of said Section 32 a distance of 659.83 feet to the Point of Beginning; run thence North 89 degrees 06 minutes 27 seconds West, 100.00 feet; thence North 00 degrees 00 minutes 00 seconds West, 50.00 feet; thence South 89 degrees 06 minutes 27 seconds East, 100.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 50.00 feet to the Point of Beginning. Together with that certain 2008 Manufactured Home Vehicle Identification Nos. WHC017219GAA and WHC-017219GAB
Property address: 766 Old Bowling Green Rd, Bowling Green, FL 33834

You are required to file a written response 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. Default Date: 02/18/17

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 the 13 day of January, 2017.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
By: Taylor Pittman
Deputy Clerk

Plaintiff Atty:
Timothy D. Padgett, P.A.
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
TDP File No. 16-004258-2
Jan. 27; Feb. 3, 2017 17-00137K

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.: 2016CA001597000000
WELLS FARGO BANK, NA,
Plaintiff, vs.
CHRISTOPHER L. KATSOUKIS A/K/A CHRISTOPHER LEE KATSOUKIS; 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 October 13, 2016 in Civil Case No. 2016CA001597000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and CHRISTOPHER L. KATSOUKIS A/K/A CHRISTOPHER LEE KATSOUKIS; PATRICIA KATSOUKIS A/K/A PATRICIA BECK; SAVANNA POINTE 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, 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 February 10, 2017 at 10:00 AM EST the following described real prop-

erty as set forth in said Final Judgment, to wit:
LOT 37, SAVANNA POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 129, PAGE 49, 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 23 day of January, 2017.

By: John Aoraha, Esq.
FL Bar No. 102174
For 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
1113-752009B
Jan. 27; Feb. 3, 2017 17-00148K

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 ACTION
CASE NO.: 2016CA000761

WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARY ANN GARNER A/K/A MARY A. B. GARNER A/K/A MARY BAXTER GARNER A/K/A F/K/A MARY ANN BAXTER, DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 24 October, 2016, and entered in Case No. 2016CA000761 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and American Cancer Society, Inc., as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, Benjamin Gordon Baxter, Jr. a/k/a Benjamin Gordon Baxter a/k/a Benny Baxter, Jr., as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, Darlene Angela Baxter a/k/a Darlene A. Baxter, as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, David P. Baxter, Jr., as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, Linda S. Woodward, Pamela Denise Law a/k/a Denise P. Law, as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, Polk County Clerk of the Circuit Court, State of Florida, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, Tina Haynes a/k/a Tina A. Pollack a/k/a Tina Pollock f/k/a Tina Annette McCoy f/k/a Tina A. McCoy f/k/a Tina A.

Sowell f/k/a Tina A. Mims f/k/a Tina A. Baxter, as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, Toni Lynn Cantrell f/k/a Toni L. Alloway, as an Heir of the Estate of Mary Ann Garner a/k/a Mary A. B. Garner a/k/a Mary Baxter Garner a/k/a f/k/a Mary Ann Baxter, deceased, And 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 21st of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST 7.5 FEET OF LOT 65, AND THE EAST 62.5 FEET OF LOT 66, HAVEN HOMES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
2412 AVE A NW, WINTER HAVEN, FL 33880

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

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

Dated in Hillsborough County, Florida this 19th day of January, 2017.

Christopher Lindhart
Christopher Lindhart, Esq.
FL Bar # 28046

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
JR-15-209000
Jan. 27; Feb. 3, 2017 17-00132K

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

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Business Observer

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.: 2014CA003262000000 THE BANK OF NEW YORK MELLON CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17, Plaintiff, vs. YUMARY MONTALVO-DIAZ; 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 December 15, 2016 in Civil Case No. 2014CA003262000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, THE BANK OF NEW YORK MELLON CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17 is the Plaintiff, and YUMARY MONTALVO-DIAZ; LUIS F. DIAZ; MANORS OF NOTTINGHAM HOMEOWNERS ASSOCIATION OF POLK COUNTY INC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR CAPITAL ONE; 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 bid-

der for cash at www.polk.realforeclose.com on February 13, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 52 OF MANORS OF NOTTINGHAM ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90 PAGES 38 AND 39 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 25 day of January, 2017.

By: John Aoraha, Esq.
FL Bar No. 102174
For 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
1382-501B
Jan. 27; Feb. 3, 2017 17-00151K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2016-CA-003148 MIDFIRST BANK Plaintiff, v.

YOLANDA B. AUSTIN; CHARLES G. AUSTIN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS; Defendants.

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered on December 19, 2016, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

THE EAST 68 FEET OF THE EAST 966.18 FEET OF THE NORTH 204.34 FEET OF THAT PART OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 25 EAST, LYING SOUTH OF AND ADJACENT TO STATE RIGHT-OF-WAY OF STATE ROAD #700. SAID LAND BEING A POR-

TION OF BLOCK A, MILLER'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 345 LYLE PKWY, BARTOW, FL 33830-9247

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 17, 2017 beginning at 10:00 AM.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. 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 at St. Petersburg, Florida, this 19 day of January, 2017.

By: David L. Reider
FBN 95719

eXL Legal, PLLC
Designated Email Address: efilng@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
111160141
Jan. 27; Feb. 3, 2017 17-00126K

FIRST INSERTION

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

CASE NO.: 2016CA003195000000 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 Plaintiff(s), vs.

BRANDI CONYERS; MICHELE GADDY; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES OF CHASE S. CONYERS, DECEASED; UNITED STATES OF AMERICA; MIDFLORIDA FEDERAL CREDIT UNION; CITIBANK, N.A.; CITY OF LAKE LAND, A MUNICIPAL CORPORATION; FLORIDA HOUSING FINANCE CORPORATION; THE UNKNOWN TENANT IN POSSESSION OF 319 FAYE CIRCLE N, LAKE LAND, FL 33813, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES OF CHASE S. CONYERS, DECEASED.

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 follows:

Lot 3, Trimble Heights, according to the map or plat thereof as recorded in Plat Book 49, Page 49, Public Records of Polk Coun-

ty, Florida.
Property address: 319 Faye Circle N, Lakeland, FL 33813

You are required to file a written response 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. Default 2-9-17

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 3rd day of January, 2017.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
By: Lori Armijo
Deputy Clerk
Plaintiff Atty;
Timothy D. Padgett, P.A.
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettllaw.net
TDP File No. 16-004329-1
Jan. 27; Feb. 3, 2017 17-00138K

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.: 2015CA000443000000 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs.

DENIECE L. MOLINA; 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 October 13, 2016 in Civil Case No. 2015CA000443000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff, and DENIECE L. MOLINA; MARIO MOLINA; BRENTON MANOR 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, 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 February 10, 2017 at 10:00 AM EST the following described real prop-

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

LOT 112, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 138, PAGE 22, 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 23 day of January, 2017.

By: John Aoraha, Esq.
FL Bar No. 102174
For 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
1012-2261B
Jan. 27; Feb. 3, 2017 17-00149K

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-002277 DIVISION: 15

Wells Fargo Bank, National Association Plaintiff, -vs.-

Armando Rivera-Cordero; Ingrid K. Perez; United States of America, Acting Through the Department of Housing and Urban Development; Stonewood Crossing Homeowners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; 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-002277 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Armando Rivera-

Cordero 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 105, STONEWOOD CROSSINGS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, 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 & GACHE, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
16-301467 FC01 WNI
Jan. 27; Feb. 3, 2017 17-00145K

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. 2013-CA-002128 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH ALTERNATIVE NOTE ASSET TRUST, SERIES 2007-OAR2, Plaintiff, vs.

DENIS A CHEN; JOY E CHEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 26, 2016, and entered in 2013-CA-002128 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGE PASS-THROUGH CERTIFICATES MANA SERIES 2007-OAR2 is the Plaintiff and JOY E. CHEN; DENIS A. CHEN; SETTLERS CREEK OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC.; ONEWEST BANK, FSB, SUCCESSOR IN INTEREST TO INDYMAC BANK, F.S.B.; TENANT #1 N/K/A CHRIS SANCHEZ; TENANT #2 N/K/A MIRIAM MORRERO; MDTR LLC, AS TRUSTEE UNDER THE 1620 SETTLERS CREEK LAND TRUST C/O MANZO & ASSOCIATES, PA are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 23, 2017, the following described property as set forth in

said Final Judgment, to wit:

LOT 5, SETTLERS CREEK, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 35 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1620 SETTLERS CRK, LAKE LAND, FL 33810

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

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

Dated this 19 day of January, 2017.
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
16-099785 - MoP
Jan. 27; Feb. 3, 2017 17-00129K

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 ACTION

CASE NO.: 2015CA004254 DIVISION: 11

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AP3, Plaintiff, vs.

GAGE, DEBRA et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 28, 2016, and entered in Case No. 2015CA004254 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which HSBC Bank USA, National Association As Trustee For Nomura Asset Acceptance Corporation, Mortgage Pass-through Certificates, Series 2005-ap3, is the Plaintiff and Daniel Walters, Debra A. Gage, 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 day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 222 OF COUNTRY OAKS ESTATES UNIT SEVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

1017 COUNTRY LAKE CIRCLE LAKE WALES, FL 33898-8704

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 18th day of January, 2017.

Christopher Lindhart
Christopher Lindhart, Esq.
FL Bar # 28046

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AH-16-030899
Jan. 27; Feb. 3, 2017 17-00130K

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.: 2014-CA-000784-0000-00 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2, Plaintiff, vs.

MORRISON, ADRA et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 10, 2017, and entered in Case No. 2014-CA-000784-0000-00 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 Mastr Asset Backed Securities Trust 2006-WMC2, Mortgage Pass-through Certificates, Series 2006-WMC2, is the Plaintiff and Adra Morrison A/K/A Adra E. Morrison, Association of Poinciana Villages, Inc., Capital One Bank (USA), N.A., Phillip G. Morrison, Poinciana Village Seven Association, Inc., 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 24th day of February, 2017, the following described property as set forth in

said Final Judgment of Foreclosure: LOT 8 BLOCK 1096 POINCIANA NEIGHBORHOOD 5 VILLAGE 7 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53 PAGES 19 THROUGH 28 OF THE PUBLIC RECORDS OF POLK COUNTY

312 HURON DR, KISSIMMEE, FL 34759

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 24th day of January, 2017.

Stephen Guy
Stephen Guy, Esq.
FL Bar # 11875

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AH-14-159360
Jan. 27; Feb. 3, 2017 17-00147K

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.: 53-2011-CA-001000 PENNYMAC CORP., Plaintiff, vs.

QUEVEDO, CARLOS et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 9, 2017, and entered in Case No. 2011CA-001000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which PennyMac Corp., is the Plaintiff and Carlos A. Quevedo, Idany Quevedo, Portfolio Recovery Associates, LLC, Tenant #1 n/k/a Jorge Almeida, Tenant #2 n/k/a Rafael Vitia, Tenant #3 n/k/a Sheila Remtas, Tenant #4 n/k/a Maria Rodriguez, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 22nd day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE EAST 300 FEET, OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

AND
PARCEL TWO:
THE WEST 165 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 30 FEET FOR ROAD RIGHT-OF-WAY.

1548 POE ROAD, LAKE WALES, FL 33898-9015

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 23rd day of January, 2017.

Brian Gilbert
Brian Gilbert, Esq.
FL Bar # 116697

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AH-10-57266
Jan. 27; Feb. 3, 2017 17-00146K

FIRST INSERTION

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

CASE NO.: 53-2014-CA-001503 SECTION 7 GREEN TREE SERVICING LLC, Plaintiff, vs. BRYAN NEELY, RONICA NEELY, ROBIN KELLY HARDIN, ALBERT KELLI, AND UNKNOWN TENANT #1 Defendant(s).

To: ROBIN KELLY HARDIN Last Known Address: 5326 Turtle Dove Trail Lakeland, FL 33810 Current Address: Unknown RONICA NEELY Last Known Address: 5326 Turtle Dove Trail Lakeland, FL 33810

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

A/K/A 5326 TURTLE DOVE TRAIL, LAKE LAND, FL 33810 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. Default Date 1/17/17

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 7th day of December, 2016.

Stacy M. Butterfield Clerk of the Circuit Court By: Tamika Joiner Deputy Clerk

Please send invoice and copy to: Albertelli Law P.O. Box 23028 Tampa, FL 33623 -14-128496 Jan. 27; Feb. 3, 2017 17-00139K

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. 2016CA002611000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MICHAEL W. MALLATT AND SANDRA K. MALLATT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2017, and entered in 2016CA002611000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MICHAEL W. MALLATT; SANDRA K. MALLATT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 21, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 5, OF CAMBRY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 5037 CAMBRY LANE, LAKE LAND, FL 33805

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 18 day of January, 2017.

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 16-111254 - MoP Jan. 27; Feb. 3, 2017 17-00128K

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.: 2016CA002324000000 WELLS FARGO FINANCIAL SYSTEM FLORIDA, INC., Plaintiff, vs. MCLEMORE, DONNA et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 5, 2017, and entered in Case No. 2016CA002324000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Financial System Florida, Inc., is the Plaintiff and City of Bartow, Florida, Donna K. McLemore, William E. McLemore, 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 21st of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 20, 21, 22, 23, 24 AND 25, BLOCK B, GLENWOOD SUB, BARTOW, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 1625 BANANA AVE, 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 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 19th day of January, 2017.

Christopher Lindhart Christopher Lindhart, Esq. FL Bar # 28046

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR- 16-005282 Jan. 27; Feb. 3, 2017 17-00134K

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2016-CA-00738 HAINES CITY OFFICE/ WAREHOUSE CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. PATRICK CURTIN and BRENDA CURTIN, and DEEP ROOTS SCIENCES, INC., a Florida corporation, Defendants.

NOTICE IS HEREBY GIVEN that on the 2nd day of March, 2017, at 10:00 a.m., at www.polk.realforeclose.com in POLK County, Florida, in accordance with Section 45.031, Florida Statutes, the Clerk of Court will offer for sale the real estate described as follows: Unit 8, HAINES CITY OFFICE/ WAREHOUSE CONDOMINIUM, a condominium, according to Master Declaration recorded in O.R. Book 7177, Page 601 and Declaration of Condominium recorded in O.R. Book 7190, Page 1971, and in Condominium Plat Book 18, Page 21, of the Public Records of POLK County, Florida.

together with all structures, improvements, fixtures, and appurtenances on said land or used in conjunction therewith.

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.

The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in this cause on November 15, 2016.

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

DATED this 23rd day of January, 2017.

Matt G. Firestone Matt G. Firestone, Esq. Florida Bar No.: 381144

Shuffield, Lowman & Wilson, P.A. Gateway Center 1000 Legion Place, Suite 1700 Orlando, Florida 32801 Telephone (407) 581-9800 Fax (407) 581-9801 Attorneys for Plaintiff mfirestone@shuffieldlowman.com 07898-0002 Jan. 27; Feb. 3, 2017 17-00144K

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 ACTION

CASE NO.: 2015CA004242000000 WELLS FARGO BANK, NA, Plaintiff, vs. RICHARDSON, TERESA et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 19 December, 2016, and entered in Case No. 2015CA004242000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, NA, is the Plaintiff and Hyde Park Estates Homeowners' Association, Inc., United States of America, Acting on Behalf of the Secretary Of Housing And Urban Development, Teresa L. Richardson aka Teresa Lynette Richardson, 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 17th of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 41 HYDE PARK ESTATES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 123 PAGE 4 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA 4150 BAYWATER PL, LAKE-LAND, FL 33812

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 18th day of January, 2017.

Paul Godfrey Paul Godfrey, Esq. FL Bar # 95202

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR- 16-015631 Jan. 27; Feb. 3, 2017 17-00131K

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.: 2016CA002078000000 DIVISION: 7 WELLS FARGO BANK, N.A., Plaintiff, vs. FREIHOFER, HERMAN et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 4, 2017, and entered in Case No. 2016CA002078000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Association Of Poinciana Villages, Inc., Beatrice Freihofe A/K/A Beatrice R. Freihofe, Herman Freihofe A/K/A Hermann W. Freihofe, Solivita Community Association, Inc., 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 17th day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 155 SOLIVITA PHASE IVC SECTION 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124 AT PAGES 33 TO 38 PUBLIC RECORDS OF POLK COUNTY FLORIDA WITH A STREET ADDRESS OF 645 DAVINCI PASS KISSIMMEE FLORIDA 34759 645 DAVINCI PASS, KISSIMMEE, FL 34759

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 18th day of January, 2017.

Agnes Momburn Agnes Momburn, Esq. FL Bar # 77001

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR-16-026053 Jan. 27; Feb. 3, 2017 17-00133K

FIRST INSERTION

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

Case #: 2014-CA-004694 DIVISION: 8

Specialized Loan Servicing LLC Plaintiff, -vs.-

Rosa I. Irizarry a/k/a Rosa Irizarry; Unknown Spouse of Rosa I. Irizarry a/k/a Rosa Irizarry; Wells Fargo Bank, National Association; North Pointe Homeowners Association of Lake Wales, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-004694 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Specialized Loan Servicing LLC, Plaintiff and Rosa I. Irizarry a/k/a

Rosa Irizarry 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 21, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 99, NORTH POINTE PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 14-280089 FCO1 SPZ Jan. 27; Feb. 3, 2017 17-00127K

FIRST INSERTION

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

CASE NO. 2015CA-002821-0000-00 WILMINGTON TRUST, NA SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2006-4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Plaintiff(s) VS.

LUCIA RODRIGUEZ A/K/A LUCIA M. RODRIGUEZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONAL HOME LOAN CORPORATION, A FLORIDA CORPORATION; TOWN OF DUNDEE, FLORIDA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on JULY 25, 2016, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 9, LAKE MARIE HEIGHTS, ACCORDING TO

THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 913 EDMUND AVENUE, DUNDEE, FL 33838

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 15TH day of FEBRUARY, 2017.

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

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

WITNESS my hand and the seal of the Court on this 12th day of January, 2017.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 By Yashica Black Deputy Clerk Jan. 27; Feb. 3, 2017 17-00135K

FIRST 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 Plaintiff's Motion to Reschedule Foreclosure Sale filed January 12, 2017 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 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 16 day of February, 2017, the following described property 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 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: January 20, 2017

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 Jan. 27; Feb. 3, 2017 17-00136K

OFFICIAL COURTHOUSE WEBSITES: Check out your notices on: www.floridapublicnotices.com

MANATEE COUNTY: manateclerk.com | SARASOTA COUNTY: sarasotaclerk.com
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 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

Business Observer

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2016-CA-001168

M10 FUND, LLC, a Florida limited liability company, Plaintiff, vs. CONVIKTED, INC., L.L.C., a Florida limited liability company; et al, Defendants.

Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein M10 FUND, LLC, Plaintiff, and CONVIKTED, INC., L.L.C., et al., are Defendants, the Clerk of the Court will sell to the highest bidder for cash

at www.polk.realforeclose.com at 10:00 am on the 23rd day of February, 2017, the following described property as set forth in the Summary Final Judgment, to wit: Lot 21, Block 1027, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53, Pages 4-18, inclusive, Public Records of Polk County, Florida

The address is 54 Inconnu Drive, Poinciana, FL 34759 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 Service 711.

DATED: January 25, 2017. By: Brian R. Kopelowitz BRIAN R. KOPELOWITZ Fla. Bar No.: 097225 kopelowitz@kolawyers.com KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT Attorneys for Plaintiff One West Las Olas Boulevard, Suite 500 Ft. Lauderdale, Florida 33301 Telephone No.: (954) 525-4100 Facsimile No.: (954) 525-4300 12682-018/00862886_1 Jan. 27; Feb. 3, 2017 17-00154K

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.: 2016CA001301000000 DITECH FINANCIAL LLC, Plaintiff, VS. BEN F. TUCKER; 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 October 17, 2016 in Civil Case No. 2016CA001301000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DITECH FINANCIAL LLC is the Plaintiff, and BOBBIE W. TUCKER; MIDFLORIDA FEDERAL CREDIT UNION; UNKNOWN TENANT 1 N/K/A PATRICIA AMMONS; 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 February 14, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

BEGIN AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 25 EAST, RUN NORTH 89°46'19" EAST 1811.20 FEET TO THE WEST RIGHT OF WAY LINE OF THE SEABOARD RAILROAD, THENCE SOUTH 3°12'0" EAST 1120.2 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89°46'19" WEST 705.8 FEET, THENCE SOUTH 3°12'0" EAST 202.0 FEET, THENCE NORTH 89°46'19" EAST 705.8 FEET TO THE WEST RIGHT OF WAY LINE OF THE SEABOARD RAILROAD, THENCE NORTH 3°12'0" WEST 202.0 FEET PARALLEL WITH SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING, LESS THE WEST 30.0 FEET AND THE NORTH 30.0 FEET OF THE EAST 675.8 FEET THEREOF FOR ROAD RIGHT OF WAY PURPOSES. 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 25 day of January, 2017. By: John Aoraha, Esq. FL Bar No. 102174 For Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 1382-1434B Jan. 27; Feb. 3, 2017 17-00152K

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.: 2015CA000024000000 WELLS FARGO BANK, N.A., Plaintiff, VS. THE ESTATE OF ANTHONY J. GALLUCCI, DECEASED; 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 October 13, 2016 in Civil Case No. 2015CA000024000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and THE ESTATE OF ANTHONY J. GALLUCCI, DECEASED; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ANTHONY J. GALLUCCI, DECEASED; JANIS CAMPAGNONE A/K/A JANIS P.G. CAMPAGNONE; DEBRA COREY A/K/A DEBRA G. COREY; DEBRA COREY A/K/A DEBRA G. COREY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANTHONY J. GALLUCCI, DECEASED; GIANA CAMPAGNONE; CHRISTOPHER G. LAWRENCE; TRAVIS CAMPAGNONE; 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 February 15, 2017 at 10:00 AM the following described real property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF LAKELAND IN THE COUNTY OF POLK AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 01/31/1986 AND RECORDED 02/03/1986 IN BOOK 2393 PAGE 2118 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 49, SUBDIVISION SAMS LEISURE LAKE ESTATES UNIT 2, PLAT BOOK 58, PLAT PAGE 29, RECORDED DATE 2/19/73. PARCEL ID NUMBER: 242823242210000490

TOGETHER WITH A MOBILE HOME YEAR: 1973 MAKE: BARR LENGTH: 64 X 12 VIN #: 16124ES484IU TITLE #: 5151007

AND YEAR: 1973 MAKE: BARR LENGTH: 64 X 12 VIN #: 16124ES484IX TITLE #: 5151006

A/K/A

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF LAKELAND IN THE COUNTY OF POLK AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 01/31/1986 AND RECORDED 02/03/1986

IN BOOK 2393 PAGE 2118 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 49, SUBDIVISION SAMS LEISURE LAKE ESTATES UNIT 2, PLAT BOOK 58, PLAT PAGE 29, RECORDED DATE 2/19/73. PARCEL ID NUMBER: 242823242210000490

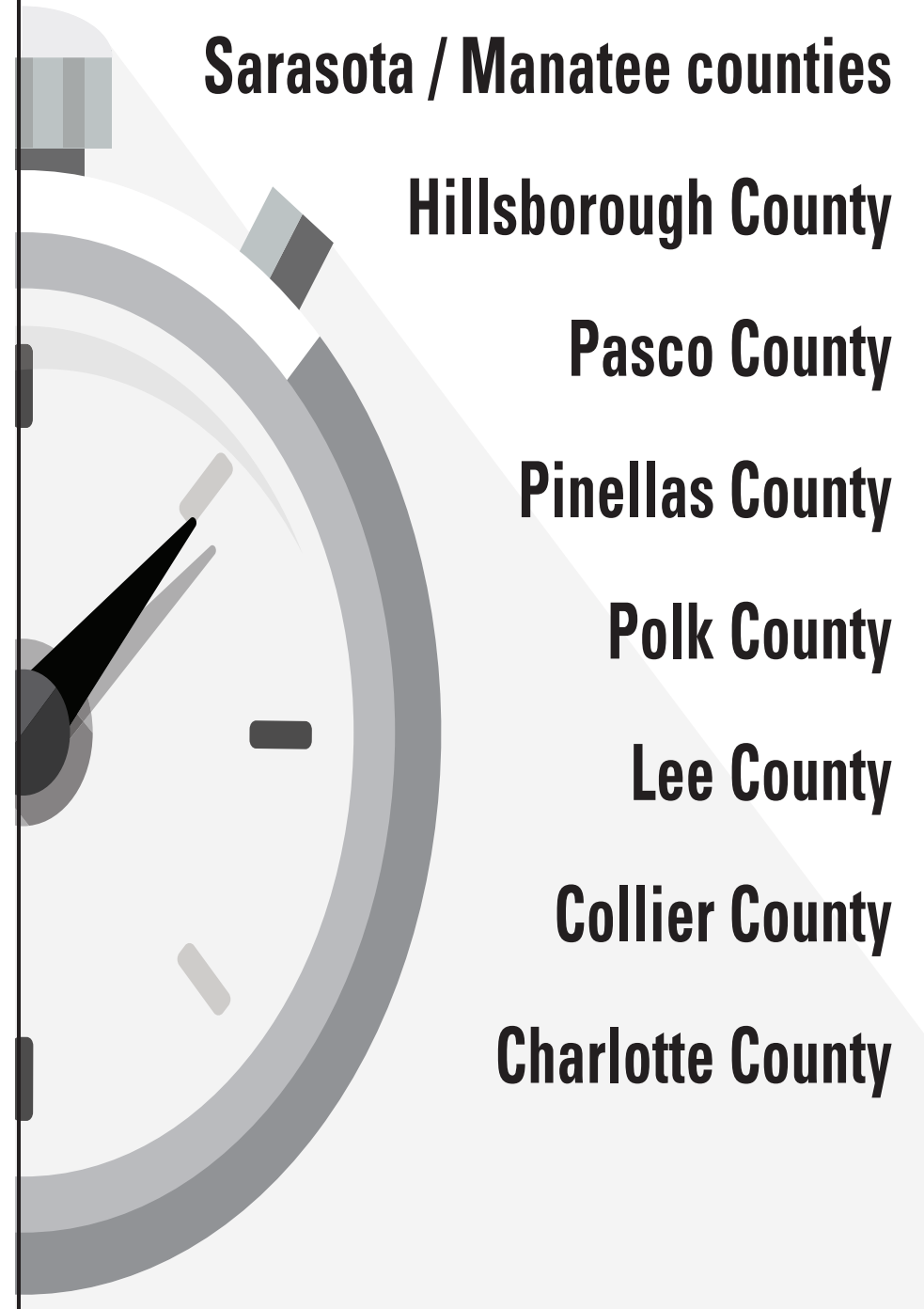
TOGETHER WITH A MOBILE -GDOCFL-4676-2873 A/B ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated this 25 day of January, 2017. By: John Aoraha, Esq. FL Bar No. 102174 For Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 1252-227B Jan. 27; Feb. 3, 2017 17-00153K

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Business Observer

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Business Observer

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- 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

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Business Observer

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2016-CP-2802 IN RE: ESTATE OF DANIEL N. MALKENSON, Deceased

The administration of the estate of DANIEL N. MALKENSON, deceased, whose date of death was August 28, 2016; File Number 2016-CP-2802, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 the decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE 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 the 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 20, 2017.

Person Giving Notice:

Ronald Malkenson
395 Palisade Avenue
Bogota, NJ 07603

Attorney for Personal Representatives: JOHN E. TRAVERS, ESQ. Stern & Kilcullen, LLC 214 Brazilian Avenue, Suite 200 Palm Beach, Florida 33480 Tel: 561-721-6525 Facsimile: 973-535-9664 Florida Bar No. 90498 January 20, 27, 2017 17-00114K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 16CP-3150 IN RE: ESTATE OF JERRY DWAYNE MILLER Deceased.

The administration of the estate of Jerry Dwayne Miller, deceased, whose date of death was November 2, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 20, 2017.

Personal Representative:

Mary E. Miller
5518 Old Scott Lake Road
Lakeland, Florida 33813

Attorney for Personal Representative: L. Caleb Wilson Attorney Florida Bar Number: 73626 CRAIG A. MUNDY, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com January 20, 27, 2017 17-00122K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2016CA002930000000 PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs. CHRISTI L. GARCIA, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 8, 2016, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on February 7, 2017 at 10:00 am the following described property:

SOUTH 111.50 FEET OF THE NORTH 592.0 FEET OF THE WEST 193.00 OF THE SOUTH-WEST ¼ OF THE NORTHEAST 1/4, OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 23 EAST, IN POLK COUNTY, FLORIDA, LESS THE WEST 25.00 FEET THEREOF FOR SUTTON ROAD RIGHT-OF-WAY.

Property Address: 2925 SUTTON RD, LAKE LAND, FL 33810 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand on January 13, 2017. Keith Lehman, Esq. FBN. 85111

Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 16-06615-FC January 20, 27, 2017 17-00102K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2016CA002535000000 PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs. EVERETT L. PIERCE, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 8, 2016, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on February 7, 2017 at 10:00 am the following described property:

LOT 29, 30 AND 31, BLOCK 26 OF SHORE ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1717E ELM RD, LAKE LAND, 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 60 DAYS AFTER THE SALE.

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

WITNESS my hand on January 13, 2017. Keith Lehman, Esq. FBN. 85111

Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 16-08413-FC January 20, 27, 2017 17-00103K

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. 2016CA001464000000 PennyMac Loan Services, LLC, Plaintiff, vs. Michelle A. Hogue, et al, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 5th, 2016, entered in Case No. 2016CA001464000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Michelle A. Hogue; Unknown Spouse of Michelle A. Hogue; Aqua Finance, Inc.; Overlook Ridge Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 3rd day of February, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 21, OVERLOOK RIDGE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 153, PAGE 1, 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.

By Kathleen McCarthy, Esq. Florida Bar No. 72161 BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6177 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 16-F01959 January 20, 27, 2017 17-00110K

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.: 2016CA002614000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB, Plaintiff, vs.

DESMOND BLAKE AKA DESMOND R BLAKE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 5, 2017, and entered in Case No. 2016CA002614000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Of The Cwalt, Inc., Alternative Loan Trust 2006-39cb, Mortgage Pass-Through Certificates, Series 2006-39CB, is the Plaintiff and Desmond Blake aka Desmond R Blake, Udell Blake aka Udell N Blake, Association of Poinciana Villages, Inc., Poinciana Village Three Association, Inc., 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 8th day of February, 2017, the following described

property as set forth in said Final Judgment of Foreclosure:

LOT 24, BLOCK 743, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 513 FINCH LANE, KISSIMMEE, FL 34759

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 17th day of January, 2017.

Marisa Zarzeski Marisa Zarzeski, Esq. FL Bar # 113441

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR - 15-170549 January 20, 27, 2017 17-00120K

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. 2016CA001726000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. JOAN E. DICK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 10, 2016, and entered in 2016CA001726000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and JOAN E. DICK; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES DON VERNICK are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 08, 2017, the following described property as set forth in said Final Judgment, to wit:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PART OF THE NORTH 100.00 FEET THEREOF LYING EAST OF THE SHORELINE OF LAKE DOT, AND LESS AND EXCEPT THE SOUTH 269.00 FEET OF THE EAST 602.73 FEET THEREOF, BEING PART OF LOT 8 OF STARR LAKE FLORIDA PROPERTY OF W. J. HOWEY LAND COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 100.00 FEET OF THE WEST 60.00 FEET THEREOF.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY OVER THAT PART OF THE WEST 100.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, THAT LIES NORTH OF STATE ROAD 17A (A.K.A. CHALET SUZANNE ROAD) RIGHT-OF-WAY, ALL BEING IN POLK COUNTY, FLORIDA.

Property Address: 300 CHALET SUZANNE ROAD, LAKE WALES, FL 33859

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 11 day of January, 2017.

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 16-026675 - AnO January 20, 27, 2017 17-00099K

SECOND INSERTION

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

CASE NO.: 2015CA-000343-0000-00 WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GRANT CASITY, JR. A/K/A GRANT CASITY, DECEASED et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 15, 2016, and entered in Case No. 2015CA-000343-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Juanita Thompson Casity a/k/a Juanita Casity a/k/a Bertha J. Casity f/k/a Bertha Juanita Brooks f/k/a Bertha Juanita Thompson, as an Heir of the estate of Grant Casity, Jr. a/k/a Grant Casity, Deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Grant Casity, Jr. a/k/a Grant Casity, deceased, Unknown Party #1 nka Brooks Berrie, Unknown Party #2 nka Jeanette Berrie, Juanita Thompson Casity a/k/a Juanita Casity a/k/a Bertha J. Casity f/k/a Bertha Juanita Brooks f/k/a Bertha Juanita Thompson, 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 13th day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, OF THE RESUBDIVISION OF LOT 7, BLOCK 3, COUNTRY CLUB ESTATES ADDITION TO LAKE LAND, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND TWENTY FIVE (25) FEET ON THE EAST SIDE OF THE NORTH HALF (1/2) OF LOT 8, IN BLOCK 3 OF COUNTRY CLUB ESTATES, A SUBDIVISION TO THE CITY OF LAKE LAND, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 2527 WEBER ST, LAKE LAND, 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 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 11th day of January, 2017.

Agnes Mombrun Agnes Mombrun, Esq. FL Bar # 77001

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH-14-167660 January 20, 27, 2017 17-00104K

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. 2013CA-003318-0000-00
OCWEN LOAN SERVICING, LLC, Plaintiff, vs. RICHARD BUTTORFF AND SHARON BUTTORFF, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2016, and entered in 2013CA-003318-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein RESIDENTIAL CREDIT SOLUTIONS, INC is the Plaintiff and RICHARD BUTTORFF; SHARON BUTTORFF are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 17, 2017, the following described property as set forth in said Final Judgment, to wit:

LOTS 10 AND 11 IN BLOCK 12 OF MAP OF LENAD-VISTA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 42 AND 42A, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 320 CORDOVA ROAD, AUBURNDALE, FL 33823

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

If you are a person with a disability who needs any accommodation in order to participate in this 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 13 day of January, 2017.

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
13-06996 - MoP
January 20, 27, 2017 17-00108K

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.: 2015CA003689000000
WELLS FARGO BANK, N.A., Plaintiff, vs. DIANE LABELLE; 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 November 3, 2016 in Civil Case No. 2015CA003689000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and DIANE LABELLE; UNKNOWN SPOUSE OF DIANE LABELLE; ROSEMARY B. OFARRELL AKA ROSEMARY O'FARRELL; UNKNOWN TENANT 1 N/K/A RACHEL HAGOOD; UNKNOWN TENANT 2 N/K/A CARTHOL HAGOOD; UNKNOWN TENANT 3 N/K/A RHONDA HAGOOD 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 February 1, 2017 at 10:00:00 AM the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 70 FEET OF LOTS 1 AND 2, BLOCK 3, OF SUNSET PARK, ACCORDING TO THE

PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 13, 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 13 day of January, 2017.

By: John Aoraha, Esq.
FL Bar No. 102174
For Susan W. Findley
FBN: 160600
Primary E-Mail:
ServiceMail@aldridgepate.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
1113-752130B
January 20, 27, 2017 17-00111K

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. 2016CA-000322-0000-00
CIT BANK, N.A., Plaintiff, vs. STELLA CAGNOLI A/K/A STELLA L. CAGNOLI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 14, 2016, and entered in 2016CA-000322-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CIT BANK, N.A. is the Plaintiff and STELLA CAGNOLI A/K/A STELLA L. CAGNOLI; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 15, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK D, LAKESIDE ADDITION, AS RECORDED IN PLAT BOOK 7, PAGE 38, PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.
Property Address: 906 E LOWELL ST, LAKELAND, FL 33805

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 12 day of January, 2017.

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
15-085479 - MoP
January 20, 27, 2017 17-00100K

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 THE UNITED STATES OF AMERICA, Plaintiff, vs. TIMOTHY PAUL 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 PARETT 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 February 07, 2017, 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 18 day of January, 2017.

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
15-072787 - AnO
January 20, 27, 2017 17-00123K

SECOND INSERTION

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

CASE NO. 2014CA004803000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST SERIES 2006-FF1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF1; Plaintiff, vs. STEVEN A. HAROLD A/K/A STEVE A. HAROLD, CHRISTA L. HAROLD, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 10, 2016, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on February 7, 2017 at 10:00 am the following described property:

LOT 4, BLOCK B, OF FAIRMOUNT PARK #1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2215N CRYSTAL LAKE DR, 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 60 DAYS AFTER THE SALE.

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

WITNESS my hand on January 13, 2017.

Keith Lehman, Esq.
FBN. 85111

Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
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ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
14-13006-FC
January 20, 27, 2017 17-00101K

SECOND INSERTION

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

CASE NO.: 53-2016-CA-000583
WELLS FARGO BANK, N.A., Plaintiff, vs. LUEBCKE, JOHN et al. Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 16, 2016, and entered in Case No. 53-2016-CA-000583 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Charlene C. Luebcke, John K. Luebcke, Mandolin II Homeowners Association, Inc., Polk County, Florida, 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 14th day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, MANDOLIN II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 144, PAGE 50,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

4627 MANDOLIN LOOP, WINTER HAVEN, FL 33884

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

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

Dated in Hillsborough County, Florida, this 13th day of January, 2017.

Christopher Lindhart
Christopher Lindhart, Esq.
FL Bar # 28046

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AH-15-208396
January 20, 27, 2017 17-00107K

SECOND INSERTION

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

CASE NO. 2015CA-003855-0000-00
CIT BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY MAE MCCLAIN A/K/A SHIRLEY MCCLAIN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 04, 2016, and entered in 2015CA-003855-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CIT BANK, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY MAE MCCLAIN A/K/A SHIRLEY MCCLAIN, DECEASED; SUPRINA GREEN, AS NOMINATED PERSONAL REPRESENTATIVE OF THE ESTATE OF SHIRLEY MAE MCCLAIN A/K/A SHIRLEY MCCLAIN, DECEASED.; SUPRINA GREEN; KATRINA SMITH; VANESSA JACKSON; FELICIA ZIMMERMAN; LAWANDA BOYD; PAIGE PETERSON; LEABRA A. BOYD SR. A/K/A LEABRA ALIE BOYD SR.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF

AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 10, 2017, the following described property as set forth in said Final Judgment, to wit:

LOTS 13 AND 14, BLOCK J, ADAIRS ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1300 KETTLES AVENUE, LAKELAND, FL 33805

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 11 day of January, 2017.

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
15-054710 - MoP
January 20, 27, 2017 17-00098K

SECOND INSERTION

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

CASE NO.: 53-2010-CA-004584-WH
DIVISION: 16
WELLS FARGO BANK, N.A., Plaintiff, vs. THOMAS, BOBBY et al. Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 29, 2016, and entered in Case No. 53-2010-CA-004584-WH of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Bobby Joe Thomas, Winell V. Thomas, 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 13th day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE FOURTH OF THE SOUTHWEST ONE FOURTH OF SECTION 12 TOWNSHIP 29 SOUTH RANGE 23 EAST PROCEED THENCE NORTH 226 DEGREES FOR A POINT OF BEGINNING THENCE EAST 168.55 DEGREES THENCE NORTH 30 DEGREES THENCE EAST 300 DEGREES THENCE NORTH 300 DEGREES THENCE WEST 468.55 DEGREES THENCE SOUTH 330 DEGREES TO THE POINT OF BEGINNING AND THE RIGHT TO USE THE 25 DEGREES EASEMENT ACROSS

THE SOUTH PORTION OF THE FOLLOWING DESCRIBED PROPERTY TO WIT BEGINS AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE FOURTH OF SECTION 12 TOWNSHIP 29 SOUTH RANGE 23 EAST PROCEED NORTH 556 DEGREES FOR A POINT OF BEGINNING THENCE EAST 1320 DEGREES THENCE NORTH 200 DEGREES THENCE WEST 1320 DEGREES THENCE SOUTH 200 TO THE POINT OF BEGINNING.
5340 DORMAN ROAD, LAKELAND, FL 33813

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

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

Dated in Hillsborough County, Florida, this 11th day of January, 2017.

Stephen Guy
Stephen Guy, Esq.
FL Bar # 118715

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AH-16-025820
January 20, 27, 2017 17-00105K

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. 2016CA002103000000
COMPU-LINK CORP OF MI, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLEM L. PARRISH A/K/A FLEM LLOYD PARRISH, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2016, and entered in 2016CA002103000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein COMPU-LINK CORP OF MI is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLEM L. PARRISH A/K/A FLEM LLOYD PARRISH, DECEASED; LEEANN M. PARRISH; MIKE PARRISH; JEFF PARRISH; SHANNON PARRISH; CLERK OF THE COURTS IN AND FOR POLK COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at

www.polk.realforeclose.com, at 10:00 AM, on February 17, 2017, the following described property as set forth in said Final Judgment, to wit:

LOTS 9 AND 10, BLOCK 11, BRADLEY JUNCTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 9 AND PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 590 KIRKLAND ST, BRADLEY, FL 33835

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 January, 2017.

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
16-033329 - MoP
January 20, 27, 2017 17-00116K

SECOND 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. 53-2016-CA-002213 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BERNARD J. SCHOHL . et al. Defendant(s),

TO: BERNARD J. SCHOHL and UNKNOWN SPOUSE OF BERNARD J. SCHOHL.

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 6 AND THE WEST 15 FEET OF LOT 5, BLOCK 6, FERNWOOD ADDITION TO WINTER HAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 77, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 2-06-2017/ (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 29 day of December, 2016.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
BY: Asuncion Nieves
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, & SCHNEID, P.L.L.C.
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: mail@rasflaw.com
16-044310 - CoN
January 20, 27, 2017 17-00117K

SECOND INSERTION

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

CASE NO. 2016CA003962000000 WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. Plaintiff, v. EVY PIEDRA A/K/A EVY RAQUEL PIEDRA, ET AL. Defendants.

TO: ROBERTO PIEDRA A/K/A ROBERTO D. PIEDRA, and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants Current Residence Unknown, but whose last known address was: 523 QUEENS CT LAKELAND, FL 33803-4623

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

LOT(S) 12, BLOCK A OF IMPERIAL SOUTHGATE AS RECORDED IN PLAT BOOK 47, PAGE 47, ET SEQ., 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 02/19/17 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 13 day of January, 2017.

Stacy M. Butterfield
Clerk of the Circuit Court
By: Taylor Pittman
Deputy Clerk

EXL LEGAL, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
888160958
January 20, 27, 2017 17-00118K

SECOND INSERTION

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

CASE NO. 2016CA003796000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 Plaintiff, v. CARLOS E. SOSA, ET AL. Defendants.

TO: ARCHI TRUST LLC AS TRUSTEE FOR TRUST 051016-3023, whose last known principal place of business was: 2135 30TH STREET SOUTH HAINES CITY, FL 33844

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida, to-wit:

LOT 63, MAGNOLIA MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 27 AND 28, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street

North, Suite 200, St. Petersburg, FL 33716, on or before 02/19/17 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Polk County Court-house, P.O. Box 9000, Drawer J-168, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 13 day of January, 2017.

Stacy M. Butterfield
Clerk of the Circuit Court
By: Taylor Pittman
Deputy Clerk

EXL LEGAL, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
888161031-ASC
January 20, 27, 2017 17-00125K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2015CA-004184-0000-00 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.

RICHARD REGATEIRO, JR.; TRISH REGATEIRO; HAINESPORT PROPERTY OWNERS' ASSOCIATION, INC. DROPPED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 26, 2016, and entered in Case No. 2015CA-004184-0000-00, of the Circuit Court of and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and RICHARD REGATEIRO, JR.; TRISH REGATEIRO; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on the 23 day of February, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 7, HAINESPORT, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 88, PAGE 34, IN THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA. AND ACREAGE LOT 1, RE-PLAT OF BLOCKS B, C, D AND E OF LAKE SIDE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 31, PAGE 60, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 12 day of January, 2017.

By: Eric Knopp, Esq.
Fla. Bar No.: 709921

Submitted by:
Kahane & Associates, P.A.
8201 Peters Road, Ste.3000
Plantation, FL 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 15-04458 JPC
January 20, 27, 2017 17-00109K

SECOND 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.: 2014-CA-003721-0000-00 WILMNGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2016-2 Plaintiff, vs.

TODD CHRISTIAN AND CECELIA CHRISTIAN, et al, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Consent Final Judgment of Foreclosure entered on January 10, 2017 and entered in Case No. 2014-CA-003721-0000-00 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CECELIA CHRISTIAN A/K/A CECELIA S. CHRISTIAN, TODD CHRISTIAN A/K/A TODD B. CHRISTIAN, TINA BRENNEMAN, COMMUNITY SOUTHERN BANK, UNKNOWN TENANT/OCCUPANT(S) N/K/A RODNEY BRENNEMAN, are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on March 10, 2017 at 10:00 AM, the following described real property as set forth in said Final Judgment, to wit:

LOT 732 AND 733, CLEVELAND HEIGHTS SUBDIVISION UNIT NO. 2, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 36, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as 3015 Buckingham Ave., Lakeland, FL 33803

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

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

WITNESS my hand and the seal of the court on January 13, 2017.

By: Chase A. Berger
Chase A. Berger, Esq.
Florida Bar No. 083794
chase@bergerfirm.com
Tara L. Rosenfeld, Esq.
Florida Bar No. 0059454
trosefeld@bergerfirm.com

BERGER FIRM P.A.
Attorneys for Plaintiff
3050 Biscayne Boulevard, Suite 402
Miami, FL 33137
Telephone: (305) 501 2808;
Facsimile: (954) 780.5578
January 20, 27, 2017 17-00112K

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. 2016CA003040000000 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs.

SUSAN MARIE HAVENS A/K/A SUSAN M. HAVENS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2016, and entered in 2016CA003040000000 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 SUSAN MARIE HAVENS A/K/A SUSAN M. HAVENS; BANAMEX USA, FKA CITIBANK (BANAMEX USA) are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 17, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 1184 AND THE NORTH

2.0 FEET OF LOT 1183, BLOCK 4, SKYVIEW PHASE FIVE, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 68, PAGE 26 AND 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1025 WATERVIEW PT, 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 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 January, 2017.

By: Thomas Joseph
Thomas Joseph, Esquire
Florida Bar No. 123350
Communication Email:
tjoseph@rasflaw.com

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.L.C.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
16-164411 - MoP
January 20, 27, 2017 17-00115K

SECOND INSERTION

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

CASE NO.: 2015-CA-000325 U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR SRMOF REO 2011-1 TRUST, Plaintiff, v.

RANDALL C. CALLAHAN AKA RANDALL CALLAHAN; UNKNOWN SPOUSE OF RANDALL C. CALLAHAN AKA RANDALL CALLAHAN; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2, Defendants.

TO: Randall C. Callahan a/k/a Randall Callahan

Last known address: 218 Frenchmans Creek Way, Winter Haven, Florida 33884

Unknown Spouse of Randall C. Callahan a/k/a Randall Callahan

Last known address: 218 Frenchmans Creek Way, Winter Haven, Florida 33884

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

TRACT 12 OF THE UNRECORDED PLAT OF THE TRAILS, DESCRIBED AS: THAT PART OF SECTIONS 25 AND 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG 52 MIN 37 SEC WEST ALONG THE WEST

LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 267.70 FEET; THENCE RUN NORTH 89 DEG 07 MIN 23 SEC EAST, PERPENDICULAR TO THE SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 313.03 FEET TO THE POINT OF BEGINNING, FROM THE SAID POINT OF BEGINNING, RUN SOUTH 66 DEG 40 MIN 28 SEC EAST, A DISTANCE OF 1239.77 FEET; THENCE RUN SOUTH 76 DEG 53 MIN 54 SEC EAST, A DISTANCE OF 300.91 FEET; THENCE RUN SOUTH 51 DEG 17 MIN 37 SEC EAST, A DISTANCE OF 235.25 FEET TO AN INTERSECTION WITH A CURVE CONCAVED NORTH-WESTERLY WITH A CENTRAL ANGLE OF 17 DEG 21 MIN 48 SEC AND A RADIUS OF 383.35 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF THE SAID CURVE, AN ARC DISTANCE OF 116.17 FEET FOR A CHORD BEARING OF SOUTH 73 DEG 52 MIN 31 SEC WEST AND A CHORD DISTANCE OF 115.73 FEET TO THE END OF THE SAID CURVE; THENCE RUN SOUTH 82 DEG 33 MIN 25 SEC WEST, A DISTANCE OF 203.69 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHEASTERLY WITH A CENTRAL ANGLE OF 17 DEG 15 MIN 47 SEC AND A RADIUS OF 353.09 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF THE SAID CURVE, AN ARC DISTANCE OF 106.38 FEET FOR A CHORD BEARING OF SOUTH 73 DEG 55 MIN 31 SEC WEST, AND A CHORD DISTANCE OF 105.98

FEET TO THE END OF THE SAID CURVE; THENCE RUN NORTH 38 DEG 14 MIN 24 SEC WEST, A DISTANCE OF 180.79 FEET; THENCE RUN NORTH 75 DEG 52 MIN 52 SEC WEST, A DISTANCE OF 147.56 FEET; THENCE RUN NORTH 56 DEG 54 MIN 02 SEC WEST A DISTANCE OF 1128.19 FEET TO THE SAID POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Clifton D. Gavin, the Plaintiff's attorney, whose address is Sirote & Permutt, P.C., 1115 East Gonzalez Street, Pensacola, FL 32503, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. Default Date: 2-20-2017

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 13th day of January, 2017.

Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida
By: Asuncion Nieves
DEPUTY CLERK

Sirote & Permutt, P.C.
1115 East Gonzalez Street
Pensacola, FL 32503
January 20, 27, 2017 17-00121K

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

CASE NO. 53-2016-CA-003228 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHLL1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHLL1 Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GORDON GRANT A/K/A EUSTACE GORDON GRANT A/K/A EUSTACE GORDON GRANT, SR., DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GORDON GRANT A/K/A EUSTACE GORDON GRANT, SR., DECEASED, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, AND WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING BY, THROUGH, UNDER OR AGAINST THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GORDON GRANT A/K/A EUSTACE GORDON GRANT, SR., DECEASED, OR ANY OF THE HEREIN NAMED OR DESCRIBED DEFENDANTS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE PROPERTY HEREIN DESCRIBED

Current residence unknown, but whose last known address was: 724 CARACARA CT. KISSIMMEE, FL 34759

-AND- TO: SAMANTHA CYNTHIA GRANT MARSH, and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants

Current Residence Unknown, but whose last known address was: 7515 WEST 85 STREET PLAYA DEL REY, CA 90293

-AND- TO: SARAH PENELOPE GRANT, and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants

Current Residence Unknown, but whose last known address was: 717 WEST OLYMPIC BOULEVARD APT 1405 LOS ANGELES, CA 90015

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

ALL THAT PARCEL OF LAND IN POLK COUNTY, STATE OF FLORIDA, AS DESCRIBED IN DEED BOOK 6463, PAGE 317, ID# 282725934060072305, BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 723, POINCIANA, NEIGHBOR-

HOOD 5 NORTH, VILLAGE 3, FILED IN PLAT BOOK 54, PAGE 27-42.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 2/10/17 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 9 day of January, 2017.

Stacy M. Butterfield
Clerk of the Circuit Court
By: Taylor Pittman
Deputy Clerk

EXL LEGAL, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
888160754-ASC
January 20, 27, 2017 17-00113K

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

- **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

- **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

