

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**  
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ALL HOME REPAIR & MAINTENANCE SERVICE COMPANY, located at 5336 US Highway 98N, in the City of Lakeland, County of Polk, State of FL, 33809, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 31 of January, 2017.  
LAGANA & COMPANIES, LLC  
5336 US Highway 98N  
Lakeland, FL 33809  
February 3, 2017 17-00170K

### FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**  
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BESCO, located at 1000 HOOVER ROAD, in the City of WINTER HAVEN, County of Polk, State of FL, 33884, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 1 of February, 2017.  
TERRI LEE EVANS  
1000 HOOVER ROAD  
WINTER HAVEN, FL 33884  
February 3, 2017 17-00182K

### FIRST INSERTION

**NOTICE OF SALE**  
Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.  
2005 TOYOTA  
1NXBR32E15Z513133  
Total Lien: \$500.00  
Sale Date: 02/21/2017  
Location: Delta Car Connection, Inc.  
323 S. Lake Shore Way  
Lake Alfred, FL 33850  
(863) 662-3982  
2008 TOYOTA  
JTDJT923985197983  
Total Lien: \$1871.39  
Sale Date: 02/21/2017  
Location: Total Car Care  
2625 W Pipkin Rd  
Lakeland, FL 33811  
(863) 647-4300  
Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Polk and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.  
February 3, 2017 17-00181K

### FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:**  
**CASE NO.: 2015CA-002662-0000-00**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROBERT CHILDS; UNKNOWN SPOUSE OF ROBERT CHILDS; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; FLORIDA HOUSING FINANCE CORPORATION; COMMUNITY NATIONAL BANK AT BARTOW, NA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 17th day of January, 2017, and entered in Case No. 2015CA-002662-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROBERT CHILDS; COMMUNITY NATIONAL BANK AT BARTOW, NA; FLORIDA HOUSING FINANCE CORPORATION; and UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT POLK COUNTY, FLORIDA PROBATE DIVISION**  
**UCN: 53-2017CP-000056-0000-XX**  
**CASE NUMBER: 2017CP-000056**  
**DIVISION NUMBER: 14**  
**IN RE: ESTATE OF LEON C. DEMPS, DECEASED.**

The administration of the intestate estate of LEON C. DEMPS, deceased, whose date of death was the 30th day of December, 2015, is pending in the Circuit Court for Polk County, Florida, Probate Division; Case Number: 2017CP-000056; UCN: 53-2017CP-000056-0000-XX; the address of which is Clerk of the Tenth Judicial Circuit Court, Polk County, Florida, Drawer Number: CC-4, P.O. Box 9000, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CREDITORS MUST FILE CLAIMS AGAINST THE ESTATE WITH THE COURT WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES § 733.702 OR BE FOREVER BARRED.

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

The date of the first publication of this Notice is February 3, 2017.

**BOBBIE J. HARRIS DEMPS**  
**Personal Representative**  
P.O. Box 2141

Bartow, Florida 33831-2141  
**CAROLYN DUPREE HILL**  
Attorney for Personal Representative  
Florida Bar Number: 974439  
The Law Firm of  
DUPREE HILL & HILL, P.A.  
Attorneys and Counselors at Law  
13575 - 58th Street North, Suite 200  
Clearwater, Florida 33760-3739  
Telephone: 727-538.LAWS (5297)  
February 3, 10, 2017 17-00165K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**FILE NO. 2016-CP-003406**  
**IN RE: ESTATE OF GUENTER WILLIAM VORWALD, Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
The administration of the estate of GUENTER WILLIAM VORWALD, deceased, File Number 2016-CP-003406, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSON ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is February 3, 2017.

**FRANK G. VORWALD**  
12422 Palm Beach Way  
Knoxville, TN 37922

Frank G. Finkbeiner, Attorney  
Florida Bar No. 146738  
108 Hillcrest Street  
P.O. Box 1789  
Orlando, FL 32802-1789  
(407) 423-0012  
Attorney for Personal Representative  
Designated: frank@fgfatlaw.com  
Secondary: sharon@fgfatlaw.com  
February 3, 10, 2017 17-00161K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**FILE NO. 2016-CP-003407**  
**IN RE: ESTATE OF EVA E. VORWALD, Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
The administration of the estate of EVA E. VORWALD, deceased, File Number 2016-CP-003407, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSON ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is February 3, 2017.

**FRANK G. VORWALD**  
12422 Palm Beach Way  
Knoxville, TN 37922

Frank G. Finkbeiner, Attorney  
Florida Bar No. 146738  
108 Hillcrest Street  
P.O. Box 1789  
Orlando, FL 32802-1789  
(407) 423-0012  
Attorney for Personal Representative  
Designated: frank@fgfatlaw.com  
Secondary: sharon@fgfatlaw.com  
February 3, 10, 2017 17-00162K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 17CP-0075**  
**IN RE: ESTATE OF CHARLIE GEORGE MCCRAY Deceased.**

The administration of the estate of Charlie George McCray, deceased, whose date of death was December 14, 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 February 3, 2017.

**Personal Representative:**  
**Timothy L. McCray**  
102 Porters Way  
Enterprise, Alabama 36330

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  
February 3, 10, 2017 17-00166K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2017-CP-000045**  
**IN RE: ESTATE OF JANICE L. FOLDS Deceased.**

The administration of the estate of Janice L. Folds, deceased, whose date of death was October 13, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 February 3, 2017.

**Personal Representative:**  
**Wyatt Folds**  
5404 Orange Valley Drive  
Lakeland, Florida 33813

Attorney for Personal Representative:  
Aliana M. Payret  
Florida Bar No. 104377  
Robinson, Pecaro & Mier, PA  
201 N. Kentucky Avenue, Suite 2  
Lakeland, Florida 33801  
February 3, 10, 2017 17-00167K

### 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. 2016CA002271000000**  
**OCWEN LOAN SERVICING, LLC, Plaintiff, vs.**

**MARY SMITH-GREENE A/K/A MARY KAY SMITH-GREENE A/K/A MARY K. SMITH AND GORDON GREENE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 25, 2017, and entered in 2016CA002271000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein OCWEN LOAN SERVICING, LLC is the Plaintiff and MARY SMITH-GREENE A/K/A MARY KAY SMITH-GREENE A/K/A MARY K. SMITH; GORDON GREENE; CENTERSTATE BANK OF FLORIDA, NATIONAL ASSOCIATION; STONEBRIDGE PATIO HOMES HOMEOWNERS ASSOCIATION, INC. A/K/A STONEBRIDGE PATIO HOME OWNERS ASSOCIATION, PHASE ONE 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 March 10, 2017, the following described property as set forth in said Final Judgment, to wit:

COMMENCING AT THE NW CORNER OF LOT 11, STONEBRIDGE, ACCORDING TO PLAT BOOK 67, PAGE 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE SOUTH 0°32'49" WEST WITH THE WEST LINE OF SAID LOT 11 FOR 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°27'11" EAST PARALLEL TO THE SOUTH LINE OF SAID LOT

11, FOR 129.47 FEET THENCE SOUTH 30°28'14" EAST FOR 47.84 FEET; THENCE NORTH 89°27'11" WEST FOR 153.11 FEET TO A POINT IN A CURVE IN THE WEST LINE OF LOT 10; THENCE NORTHWARDLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 11°32'13" FOR AN ARC DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY AND THE SOUTHWEST CORNER OF LOT 11 THENCE NORTH 0°32'49" EAST FOR 31.00 FEET TO THE TRUE POINT OF BEGINNING.  
Property Address: 2116 KINGS XING SW, WINTER HAVEN, FL 33880-2770

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 31 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  
16-035897 - MoP  
February 3, 10, 2017 17-00173K

### FIRST INSERTION

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

**CASE NO. 2016CA002740000000**

**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. BRIAN J. SHOLAN; FRANCISCA T. SHOLAN A/K/A FRANCISCA SHOLAN A/K/A FRANCIS T. SHOLAN, ET AL. Defendants**

To the following Defendant(s):  
FRANCISCA T. SHOLAN A/K/A FRANCISCA SHOLAN A/K/A FRANCIS T. SHOLAN A/K/A FRANCIS T. SHOLAN A/K/A FRANCIS T. SHOLAN (CURRENT RESIDENCE UNKNOWN)  
Last Known Address:  
504 EAST WAY DRIVE,  
LAKELAND, FL 33803

Additional Address:  
7410 BEAUMONT DR.,  
LAKELAND, FL 33810 2221  
UNKNOWN SPOUSE OF FRANCISCA T. SHOLAN A/K/A FRANCISCA SHOLAN A/K/A FRANCIS T. SHOLAN A/K/A FRANCIS T. SHOLAN (CURRENT RESIDENCE UNKNOWN)  
Last Known Address:  
504 EAST WAY DRIVE,  
LAKELAND, FL 33803

Additional Address:  
7410 BEAUMONT DR.,  
LAKELAND, FL 33810 2221  
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, BLOCK 4, HIGHLAND

HILLS ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 504 EAST WAY DRIVE, LAKELAND, FL 33803

has been filed against you and you are required to serve a copy of your written defenses, if any, to Evan R. Heffner, Esq., at VAN NESS LAW FIRM, P.L.C., Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 02/19/17 a date which is within thirty (30) days after the first publication of this Notice in THE BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

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

STACY BUTTERFIELD  
CLERK OF COURT  
By Taylor Pittman  
As Deputy Clerk  
Evan R. Heffner, Esq.  
VAN NESS LAW FIRM, PLC  
Attorney for the Plaintiff  
1239 E. NEWPORT CENTER DRIVE,  
SUITE #110,  
DEERFIELD BEACH, FL 33442  
AS3648-16/elo  
February 3, 10, 2017 17-00164K



## 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-004796-0000-00  
DIVISION: 15

**PENNYMAC CORP.**

Plaintiff, vs.-  
Ellen F. Harpin; JPMorgan Chase  
Bank, National Association  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-004796-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC CORP., Plaintiff and ELLEN F. HARPIN 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](http://www.polk.realforeclose.com) at 10:00 A.M. on February 27, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 139, SHEPHERD SOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
SHAPIRO, FISHMAN & GACHÉ, LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
15-291571 FCO1 PYM  
February 3, 10, 2017 17-00157K

## FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT  
OF THE 10TH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.:

2016CA00199100000

**MED PROPERTIES VII, LLC,**  
Plaintiff, vs.  
**RETRO ROOM BAR AND  
BILLIARDS INC; et al.**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Summary Judgment of Foreclosure dated January 20, 2017, and entered in Case No. 2016CA00199100000, of Circuit Court of the Tenth Judicial Circuit in and for

Polk County, Florida wherein, MED PROPERTIES VII, LLC, Plaintiff, and RETRO ROOM BAR AND BILLIARDS INC., et al., are Defendants. I will sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), the Clerk's website for on-line auctions at 10:00 o'clock A.M. on the 23rd day of February, 2017, the following described property as set forth in said Order or Final Judgment, to wit:

That certain 4COP quota alcoholic beverage license #63-00531

Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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 Polk County, Florida this 1st day of February, 2017.

By: Samuel A. Rubert  
FBN: 25511

Email: [srubert@rubertlaw.com](mailto:srubert@rubertlaw.com)  
SAMUEL A. RUBERT, P.A.  
Attorney for Plaintiff  
2645 Executive Park Drive,  
Suite 122  
Weston, Florida 33331  
Tel: (954) 640-0296  
February 3, 10, 2017 17-00172K

## 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.: 2016CA003047000000  
**WELLS FARGO BANK, N.A.,**  
Plaintiff, vs.

**YOUNG, AURORA et al,**  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 26, 2017, and entered in Case No. 2016CA003047000000 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 Aurora V Young aka Aurora Young, 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](http://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 112 SOLVITA PHASE 7A,  
A SUBDIVISION ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED IN PLAT BOOK 134 AT

PAGES 20-31 OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.  
134 GLENDALE CT, KISSIM-  
MEE, 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 31st 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](mailto:servealaw@albertellilaw.com)  
AH-16-019739  
February 3, 10, 2017 17-00174K

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 2015-CA-003518

**U.S. BANK NATIONAL  
ASSOCIATION,**  
Plaintiff, v.  
**OSMAN J. PALMA  
BETANCOURTH; BIANCA  
MARTINEZ RUIZ; UNKNOWN  
PARTY IN POSSESSION  
1; UNKNOWN PARTY IN  
POSSESSION 2; HOUSING  
FINANCE AUTHORITY OF  
PINELLAS COUNTY,**  
Defendants.

NOTICE is hereby given that, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on the 9th day of March, 2017, at 10:00 a.m. EST, via the online auction site at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 3, Block 1, ALAMO VILLAGE,  
a subdivision according to the plat  
thereof recorded in Plat Book 55,  
Page 33, in the Public Records of  
Polk County, Florida.  
Property Address: 622 W. Alamo  
Drive, Lakeland, FL 33813

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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 on this 25th day of January, 2017.

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

OF COUNSEL:  
Sirote & Permutz, P.C.  
1115 East Gonzalez Street  
Pensacola, FL 32503  
Toll Free: (800) 826-1699  
Facsimile: (850) 462-1599  
February 3, 10, 2017 17-00179K

## FIRST INSERTION

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

CASE NO: 2016-CA-002360

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR STRUCTURED ASSET  
SECURITIES CORPORATION  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-W1,**  
Plaintiff, vs.  
**GEORGENE KEICHLIN ; JOSEPH  
KEICHLIN, et al.,**  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 10, 2017, in the above action, Stacy M. Butterfield, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on April 18, 2017, at 10:00 a.m., electronically online at the following website: [www.polk.realforeclose.com](http://www.polk.realforeclose.com) for the following described property:

LOT 30, WOLF RUN, AC-  
CORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 74, PAGE 3 OF  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA  
PROPERTY ADDRESS: 700  
Byni Rdg, 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 sixty (60) days after the sale. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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.

Galina Boytchev, Esq.  
FBN: 47008

Ward, Damon, Posner,  
Phterson & Bleau PL  
Attorney for Plaintiff  
4420 Beacon Circle  
West Palm Beach, FL 33407  
Tel: (561) 842-3000  
Fax: (561) 842-3626  
Email:  
[foreclosureservice@warddamon.com](mailto:foreclosureservice@warddamon.com)  
WD File # 6729-2-2207  
February 3, 10, 2017 17-00180K

## FIRST INSERTION

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

CASE NO.:

2016CA-003203-0000-00

**FEDERAL NATIONAL  
MORTGAGE ASSOCIATION,**  
Plaintiff, vs.  
**LOUIS MURPHY A/K/A LOUIS  
R. MURPHY; CAPITAL ONE  
BANK (USA), N.A.; UNKNOWN  
SPOUSE OF LOUIS MURPHY  
A/K/A LOUIS R. MURPHY;  
DONNA MURPHY A/K/A DONNA  
J. MEREDITH A/K/A DONNA  
JEAN MEREDITH; UNKNOWN  
TENANT IN POSSESSION OF  
THE SUBJECT PROPERTY,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of January, 2017, and entered in Case No. 2016CA-003203-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and LOUIS MURPHY A/K/A LOUIS R. MURPHY; DONNA MURPHY A/K/A DONNA J. MEREDITH A/K/A DONNA JEAN MEREDITH; CAPITAL ONE BANK (USA), N.A.; and UNKNOWN TENANT(S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) at 10:00 AM on the 22nd day of February, 2017, the following described property as set forth in said Final Judgment, to wit:

THE NORTH ½, OF THE FOL-  
LOWING DESCRIBED PROP-  
ERTY:

ALL THAT PART OF THE  
WEST ½, OF THE EAST ½,  
OF THE SW ¼, OF THE SW ¼,  
OF SECTION 21, TOWNSHIP  
28 SOUTH, RANGE 23 EAST,  
POLK COUNTY, FLORIDA,  
LYING EAST OF CANAL OR  
DITCH, LESS THE NORTH  
225 FEET OF THE WEST 103  
FEET, AND SUBJECT TO AN  
EASEMENT FOR INGRESS  
AND EGRESS OVER AND  
ACROSS THE EAST 30 FEET  
THEREOF

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

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

Dated this 26 day of JANUARY, 2017.

By: Steven Force, Esq.  
Bar Number: 71811

Submitted by:  
Choice Legal Group, P.A.  
P.O. Box 9908  
Fort Lauderdale, FL 33310-0908  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
[eservice@clegalgroup.com](mailto:eservice@clegalgroup.com)  
16-01835  
February 3, 10, 2017 17-00176K

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO. 2016CA-002577-0000-00  
SEC. 11

**FRANCIS W. LANG, as Trustee  
of THE FRANCIS W. LANG  
REVOCABLE LIVING  
TRUST DATED MAY 6, 1992,**  
Plaintiff, v.  
**LEWIS W. DAVIS, a/k/a LOUIS W.  
DAVIS, Deceased, THE ESTATE OF  
LEWIS W. DAVIS, a/k/a LOUIS W.  
DAVIS, Deceased, THE UNKNOWN  
HEIRS AND DEVISEES AND/OR  
ASSIGNS OF LEWIS W. DAVIS,  
a/k/a LOUIS W. DAVIS, Deceased,  
SANDRA L. DAVIS, CRAIG W.  
DAVIS, MICHAEL L. DAVIS,  
CATRINA V. DAVIS, DINA DENISE  
DAVIS, SANDRA D. DAVIS, and  
UNKNOWN TENANT(S) IN  
POSSESSION,**  
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated January 19, 2017, and entered in the above styled cause, wherein FRANCIS W. LANG, as Trustee of THE FRANCIS W. LANG REVOCABLE LIVING TRUST DATED MAY 6, 1992, is the Plaintiff and LEWIS W. DAVIS, a/k/a LOUIS W. DAVIS, Deceased, THE ESTATE OF LEWIS W. DAVIS, a/k/a LOUIS W. DAVIS, Deceased, THE UNKNOWN HEIRS AND DEVISEES AND/OR ASSIGNS OF LEWIS W. DAVIS, a/k/a LOUIS W. DAVIS, Deceased, SANDRA L. DAVIS, CRAIG W. DAVIS, MICHAEL L. DAVIS, CATRINA V. DAVIS, DINA DENISE DAVIS, SANDRA D. DAVIS, and UNKNOWN TENANT(S) IN POSSESSION are the Defendants, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest

and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on March 7, 2017, the following described property as set forth in said Final Judgment:

Lots 5 and 7, Block 1, Tier 8, of the South Florida Railroad Addition to Bartow, Florida, according to the map or plat thereof, recorded in Plat Book 1, Page 27, Public Records of Polk County, Florida.

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on [www.polk.realforeclose.com](http://www.polk.realforeclose.com), in accordance with Chapter 45 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

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

Dated January 25, 2017.

STACY M. BUTTERFIELD,  
Clerk of the Circuit Court  
Christopher Desrochers  
Christopher A. Desrochers, P.L.  
2504 Ave. G NW  
Winter Haven, FL 33880  
(863) 299-8309  
Email: [cadlawfirm@hotmail.com](mailto:cadlawfirm@hotmail.com)  
Fla. Bar #0948977  
Counsel for Plaintiff.

For the Court.  
February 3, 10, 2017 17-00178K

## FIRST INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION

CASE NO. 2016CA004403000000  
**NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,**  
Plaintiff, vs.

**THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF MARVIN M.  
WOOTEN, DECEASED.. et. al.**  
Defendant(s).

TO: THE UNKNOWN HEIRS, BENE-  
FICIARIES, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS WHO  
MAY CLAIM AN INTEREST IN THE  
ESTATE OF MARVIN M. WOOTEN,  
DECEASED.

whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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:

EAST 67.5 FEET OF LOTS 1 AND  
2, IN BLOCK 2, OF BON AIR AD-  
DITION, ACCORDING TO THE  
PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 1, PAGE 114,  
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 3/3/17/(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.

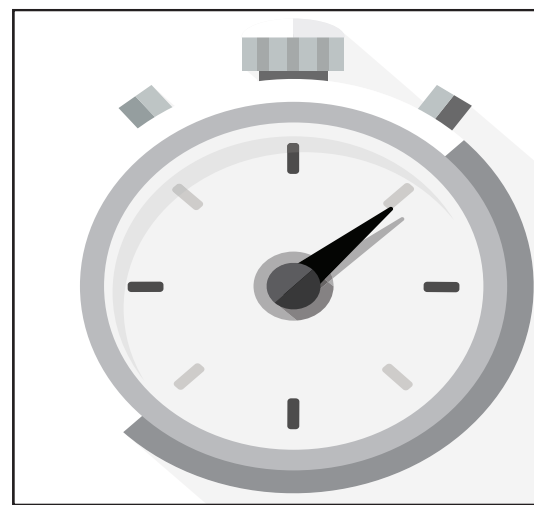
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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 25 day of January, 2017

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
BY: Taylor Pittman  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,  
AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [mail@rasflaw.com](mailto:mail@rasflaw.com)  
16-225063 - MIE  
February 3, 10, 2017 17-00163K



# SAVE TIME

## E-mail your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



FIRST INSERTION

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

2016-CA-004120-0000-00 JAB INVESTORS, LLC, Plaintiff, vs. DEXTER HALL and WILLIE JOHNSON; Defendant(s).

TO: WILLIE JOHNSON Last known address: 16605 NW 10th Street, Pembroke Pines, FL 33028

YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida:

That part of the South 3/4 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 29 South, Range 27 East, described as follows: Beginning at a point in the West boundary of said Section 34, 635.0 feet North of the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 34; thence run North 0°30' West a distance of 50.0 feet along the West boundary of said Section 34; thence run North 89°30' East a distance of 115.00 feet; thence run South 0°30' East a distance of 50.0 feet; thence run South 89°30' West a distance of 115.0 feet to the point of beginning, all lying and being in Polk County, Flor-

ida. (Also the right of ingress and egress over and upon a strip of land as fully described in Official Record Book 814, Page 364, 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 Jeff Gano, plaintiff's attorney, whose address is 1627 US Hwy 92 W, Auburndale, FL 33823, on or before March 3, 2017, and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield As Clerk of the Circuit Court for Polk County

Gano Kolev, P.A. 1627 US Highway 92 W Auburndale, FL 33823 February 3, 10, 2017 February 3, 10, 17, 24, 2017 17-00160K

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.: 2016CA002419000000 DITECH FINANCIAL LLC, Plaintiff, vs.

BARBARA A. BALDINELLIE A/K/A BARBARA BALDINELLI; 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. 2016CA002419000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DITECH FINANCIAL LLC is the Plaintiff, and BARBARA A. BALDINELLIE A/K/A BARBARA BALDINELLI; FRED BALDINELLI JR. A/K/A FRED P. BALDINELLI JR.; 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 21, 2017 at 10:00 AM the following described real property as set forth in said Final Judgment, to wit:

LOT 1 IN BLOCK 2 OF CLEVE-

LAND HEIGHTS MANOR, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 43, PAGE 32.

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 31 day of January, 2017.

By: John Aoraha, Esq. FL Bar No. 102174 For Susan W. Findley, Esq. 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 1382-1514B February 3, 10, 2017 17-00168K

FIRST INSERTION

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

2016CA-001215-0000-00 RODERIC JONES, Petitioner, v.

JOHNNIE RUTH HUBBARD; BURNAE HUBBARD; ARMON HUBBARD, JR.; LARRY HUBBARD; CALVIN HUBBARD; ROSA HUBBARD; THE ESTATE OF GLEN CRAIG HUBBARD, a/k/a GLENN CRAIG HUBBARD, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF GLEN CRAIG HUBBARD, a/k/a GLENN CRAIG HUBBARD, DECEASED; CODY ENJE HUBBARD; and NICHOLAS GLENN HUBBARD, Respondents.

TO: JOHNNIE RUTH HUBBARD, BURNAE HUBBARD, ARMON HUBBARD, JR., LARRY HUBBARD, THE ESTATE OF GLEN CRAIG HUBBARD, a/k/a GLENN CRAIG HUBBARD, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF GLEN CRAIG HUBBARD, a/k/a GLENN CRAIG HUBBARD, DECEASED, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED. ADDRESS UNKNOWN.

YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida:

Lot 4 of Conine Heights, according to the map or plat thereof, recorded in Plat Book 40, Page 37, Public Records of Polk County, Florida. Parcel ID # 262816-538600-000040.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Default 3/6/17

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 on January 26, 2017.

STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT By: Danielle Cavas As Deputy Clerk

Christopher A. Desrochers, Esq. 2504 Ave. G NW Winter Haven, FL 33880 February 3, 10, 17, 24, 2017 17-00169K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2015-CA-004085 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, A TRUSTEE FOR NORMANDY MORTGAGE LOAN TRUST, SERIES 2015-1, Plaintiff, vs.

SARAH L. ADDISON, Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 19, 2017 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 22, 2017 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA TO-WIT: BEGIN AT A POINT 705 FEET EAST AND 825 FEET NORTH OF THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 194 FEET, THENCE EAST 225 FEET THENCE SOUTH 194 FEET, THENCE WEST 225 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 60 FEET THEREOF AND LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR SIMPSON LANE, DESCRIBED AS: BEGINNING AT A POINT 1019 FEET

NORTH AND 930 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 194 FEET; WEST 25 FEET; NORTH 114 FEET; WEST 15 FEET; NORTH 80 FEET; EAST 40 FEET TO THE POINT OF BEGINNING. Property Address: 8220 SIMPSON LANE, LAKE LAND, FL 33809

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: 2/1/17 Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintarios, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwbaw.com E-mail: mdeleon@qpwbaw.com Matter # 78543 February 3, 10, 2017 17-00171K

FIRST INSERTION

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

2016-CA-003340-0000-00 BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company Plaintiff vs. CYNTHIA ANN WOODARD A/K/A CYNTHIA A. WOODARD, UNKNOWN SPOUSE OF CYNTHIA ANN WOODARD A/K/A CYNTHIA A. WOODARD, UNKNOWN TENANT #1 n/k/a GLENN MANNY, UNKNOWN TENANT #2, Defendant.

TO: CYNTHIA ANN WOODARD A/K/A CYNTHIA A. WOODARD AND UNKNOWN SPOUSE OF CYNTHIA ANN WOODARD A/K/A CYNTHIA A. WOODARD, 570 Avenue E, SE Winter Haven FL 33880 (last known residence)

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

The West 46 feet of Lot 17, and the East 39 feet of Lot 18, of A.G. WILLARD'S REPLAT of the North 1/2 of Lot 8 of S.O. CHASE SUBDIVISION of the Southwest 1/4 of Section 28, Township 28 South, Range 26 East, Polk County, Florida, according to the Plat thereof as recorded in Plat Book 20, Page 14, of the Public Records of Polk County, Florida, also known as the West 85 feet of the East 255.2 feet of the North 139.2 feet of the REPLAT OF

A.G. WILLARD'S REPLAT, according to the Plat thereof, as recorded in Plat Book 25, Page 7.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, STRAUS & EISLER, P.A., 2500 Weston Road, Suite 213, Weston, FL 33331 on or before thirty (30) days from the first date of publication on or before December 28, 2016 and file the original with the Clerk of this Court either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint filed herein.

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 21st day of November, 2016.

Stacy M. Butterfield Clerk of the Circuit Court (COURT SEAL) By: Asuncion Nieves As Deputy Clerk Michael J. Eisler ESQ. STRAUS & EISLER, P.A. 2500 Weston Road, Suite 213 Weston, FL 33331 954-349-9400 16-025069-FC-BV February 3, 10, 2017 17-00158K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2016CA001162000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-1CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1CB, Plaintiff, vs.

DANIEL CARMICHAEL JR., et al. Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 20, 2017, and entered in Case No. 2016CA001162000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-1CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1CB, is Plaintiff and DANIEL CARMICHAEL JR.; UNKNOWN SPOUSE OF DANIEL CARMICHAEL JR. N/K/A TIFFANI CARMICHAEL; SUNTRUST BANK; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURTS, POLK COUNTY, FLORIDA; PELOTON, INC.; are defendants. Stacy Butterfield, Clerk of Circuit Court for POLK, County

Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 24TH day of FEBRUARY, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK L, RICHLAND MANOR, UNIT NUMBER FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 33 AND 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Morgan E. Long, Esq. Florida Bar #: 99026 Email: MLong@vanlawfl.com VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com BF8402-16/to February 3, 10, 2017 17-00175K

FIRST INSERTION

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

2016-CA-002483 DIVISION: 7

U.S. Bank National Association, as Trustee, successor in Interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1 Plaintiff, -vs- James Daughtery, Jr. a/k/a James Daughtery a/k/a James Andrews; Elke Karin Daughtery a/k/a Elke K. Daughtery a/k/a Elke Daughtery; Unknown Spouse of James Daughtery, Jr. a/k/a James Daughtery a/k/a James Andrews; Clerk of the Circuit Court, Polk County, Florida; State of Florida Department of Revenue; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

TO: James Daughtery, Jr. a/k/a James Daughtery a/k/a James Andrews: LAST KNOWN ADDRESS, 601 Bill France Blvd., Apt. 506, Daytona Beach, FL 32114, Elke Karin Daughtery a/k/a Elke K. Daughtery a/k/a Elke Daughtery: LAST KNOWN ADDRESS, 2003 Sylvester Court, Lakeland, FL 33803 and Unknown Spouse of James Daughtery, Jr. a/k/a James Daughtery a/k/a James Andrews: LAST KNOWN ADDRESS, 601 Bill France Blvd., Apt. 506, Daytona Beach, FL 32114

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

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

SOUTH 82.00 FEET OF NORTH 610.00 FEET OF WEST 137.5 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA. more commonly known as 2003

Sylvester Court, Lakeland, FL 33803.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately there after; otherwise a default will be entered against you for the relief demanded in the Complaint. Default Date: 02/23/17

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.

WITNESS my hand and seal of this Court on the 17 day of January, 2017.

Stacy M. Butterfield Circuit and County Courts By: Taylor Pittman Deputy Clerk

SHAPIRO, FISHMAN & GACHÉ, LLP Attorneys for Plaintiff 4630 Woodland Corporate Blvd., Suite 100 Tampa, FL 33614 16-301535 FC01 WNI February 3, 10, 2017 17-00159K

OFFICIAL COURTHOUSE WEBSITES:

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

CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

Check out your notices on: www.floridapublicnotices.com

Business Observer







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.: 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

SECOND 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@xllegal.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

SECOND 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 GADDDY; 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

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.: 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

SECOND INSERTION

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

**CIVIL DIVISION Case #: 2016-CA-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

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. 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

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.: 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

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.: 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

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.: 53-2011-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. TOGETHER WITH TWO MOBILE HOMES AS PERMANENT FIXTURES AND APPURTENANCES THERETO. A/K/A PARCEL ONE: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE EAST 300 FEET AND LESS THE

WEST 165 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



## SECOND 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 KELLY, 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.

Dated this 18 day of January, 2017.

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

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

## 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. 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  
eService: servealaw@albertellilaw.com  
16-111254 - MoP  
Jan. 27; Feb. 3, 2017 17-00128K

## 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.: 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

## SECOND 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 BREDA  
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  
firestone@shuffieldlowman.com  
07898-0002  
Jan. 27; Feb. 3, 2017 17-00144K

## 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.: 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, N.A., is the  
Plaintiff and Association Of Poinciana  
Villages, Inc., Beatrice Freihofer A/K/A  
Beatrice R. Freihofer, Herman Freihofer  
A/K/A Hermann W. Freihofer, 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 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

## 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.: 2016CA00278000000  
DIVISION: 7  
WELLS FARGO BANK, N.A.,  
Plaintiff, vs.  
FREIHOFFER, 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. 2016CA002780000000 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 Freihofer A/K/A  
Beatrice R. Freihofer, Herman Freihofer  
A/K/A Hermann W. Freihofer, 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, KISSIM-  
MEE, 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 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  
JR-16-026053  
Jan. 27; Feb. 3, 2017 17-00133K

## SECOND INSERTION

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

Case #: 2014-CA-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 FC01 SPZ  
Jan. 27; Feb. 3, 2017 17-00127K

## SECOND 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

## SECOND INSERTION

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

CASE NO.:  
2015CA-003959-0000-00  
PHH MORTGAGE

CORPORATION F/K/A  
CENDANT MORTGAGE  
CORPORATION  
Plaintiff, vs.

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

RE-NOTICE IS HEREBY GIVEN pursuant  
to an Order Granting 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

## SECOND 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 E.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

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WEBSITES:

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Business  
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SECOND 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, VIL-LAGE 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  
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 12682-018/00862886\_1  
 Jan. 27; Feb. 3, 2017 17-00154K

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.: 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

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.: 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 #: 16124ES4841U TITLE #: 5151007

AND

YEAR: 1973 MAKE: BARR  
 LENGTH: 64 X 12  
 VIN #: 16124ES4841X 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,  
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 Telephone: (844) 470-8804  
 Facsimile: (561) 392-6965  
 1252-227B  
 Jan. 27; Feb. 3, 2017 17-00153K

# SAVE TIME

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## 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)*

## 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.

## 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.

## 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.

