

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.:
2016CA002849000000
WELLS FARGO BANK, NA
Plaintiff, vs.
KATIE MARIE MAPLES, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated January 19, 2017, and entered in Case No. 2016CA002849000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein WELLS FARGO BANK, NA, is Plaintiff, and KATIE MARIE MAPLES, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at

10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 21 day of March, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 3 of SARATOGA, according to the map or plat thereof as recorded in Plat Book 143, Pages 32, 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: February 6, 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 # 76942
February 10, 17, 2017 17-00191K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.:
2016CA-001186-0000-00
JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION
Plaintiff, vs.
JONATHAN J. WEBB, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated January 19, 2017, and entered in Case No. 2016CA-001186-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and JONATHAN J. WEBB, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and

best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 21 day of March, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 27, Hallam Court Subdivision, according to map or plat thereof as recorded in Plat Book 56, Page 16, 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: February 6, 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 # 73713
February 10, 17, 2017 17-00192K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.:
2016CA001357000000
CALIBER HOME LOANS, INC.
Plaintiff, vs.
DANIEL SMITH, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated January 19, 2017, and entered in Case No. 2016CA001357000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein CALIBER HOME LOANS, INC., is Plaintiff, and DANIEL SMITH, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45,

Florida Statutes, on the 21 day of March, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 144, WILDWOOD II, a subdivision according to the plat thereof recorded at Plat Book 80, Page 11, in the Public Records of Polk County, Florida.

Parcel ID No.: 112923-139764-001440
Property Address: 1323 Bramblewood Drive, Lakeland, Florida 33811

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: February 6, 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 # 74103
February 10, 17, 2017 17-00193K

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 53-2016-CA-002334
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JOHN J. GREINER AND LILLIAN L. GREINER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 19, 2017, and entered in 53-2016-CA-002334 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JOHN J. GREINER; LILLIAN L. GREINER; REGAL PALMS OWNERS' ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will

sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 07, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 261, REGAL PALMS AT HIGHLAND RESERVE, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGES 24 & 25 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 725 LA MIRAGE STREET, DAVENPORT, FL 33897

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

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

Dated this 6 day of February, 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
16-100594 - MoP
February 10, 17, 2017 17-00194K

FIRST INSERTION

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

CASE NO.:
2016CA-003324-0000-00
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEE,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF PAULA HOLLAND
A/K/A PAULA MAE SHIPLEY,
DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Paula Holland A/K/A Paula Mae Shipley, Deceased

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

ALL THAT CERTAIN PARCEL/UNIT OF LAND IN POLK COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 05668 PAGE 1824 ID# 24-28-19-216000-002070, BEING KNOWN AND DESIGNATED AS LOT 7 BLOCK B AVALON COURT. RECORDED IN PLAT BOOK 6, PAGE 34.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before 3/10/17 on Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the complaint or petition.

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

Dated on February 1, 2017.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
By: Taylor Pittman
As Deputy Clerk

ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
(Phone Number: (561) 392-6391)
1468-757B
February 10, 17, 2017 17-00201K

FIRST INSERTION

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

CASE NO.
2015CA001362000000
MIDFIRST BANK
Plaintiff, v.

JUAN M. RIVERA; UNKNOWN SPOUSE OF JUAN M. RIVERA; 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, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS;
Defendants.

Notice is hereby given that, pursuant to the Consent In Rem Final

Judgment of Foreclosure entered on November 7, 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:

LOT 1, BLOCK 1, TIER 6, HASKELL TOWNSITE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1-A, PAGE 5-A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS NORTH 10 FEET FOR ROAD RIGHT-OF-WAY.
a/k/a 4105 CLUBHOUSE RD, LAKELAND, FL 33812

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on March 07, 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 8th day of February, 2017.

By: David L. Reider
FBN 95719

eXL Legal, PLLC
Designated Email Address:
efling@xllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
111130232
February 10, 17, 2017 17-00223K

SAVE TIME
EMAIL YOUR LEGAL NOTICES

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Pinellas County • Pasco County • Polk County • Lee County
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legal@businessobserverfl.com

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

Business Observer

SUBSEQUENT INSERTIONS

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

SECOND 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 who have claims or demands against the 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 who have claims or demands against the 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 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

SECOND 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 is set forth below.
NOT 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

SECOND 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 is set forth below.
NOT 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

SECOND 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

SECOND 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

SECOND 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.polk.realforeclose.com at 10:00 AM on the 21st day of February, 2017, the following described property as set forth in said Final Judgment, to wit:
LOT 11, BLOCK 2 OF BRYAN AND SWEAT'S ADDITION TO THE TOWN OF MULBERRY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 64, 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 JAN, 2017.
By: Pratik Patel, Esq.
Bar Number: 98057
Submitted by:
Choice Legal Group, P.A.
P.O. Box 9908
Fort Lauderdale, FL 33310-0908
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@clelegalgroup.com
16-01063
February 3, 10, 2017 17-00177K

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. 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 HOMEOWNERS 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

SECOND 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 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, PLLC, 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, PLLC
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
AS3648-16/elo
February 3, 10, 2017 17-00164K

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
Check out your notices on: www.floridapublicnotices.com
POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com
Business Observer
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