

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 Sundance Specialties, located at 47 Rosalie Oaks Blvd, in the City of Lake Wales, County of Polk, State of FL, 33898, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 28 of March, 2017.
Adam Eugene Boczkowski
47 Rosalie Oaks Blvd
Lake Wales, FL 33898
March 31, 2017 17-00499K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EMMA LYNN'S CLOSET located at 7416 ORANGE CREST CIR, in the County of POLK, in the City of LAKE-LAND, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at LAKELAND, Florida, this 21st day of MARCH, 2017.
SHERRY L BERRY
March 31, 2017 17-00500K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Xtreme Detailing located at 4646 Washington St., in the County of Polk in the City of Lake Wales, Florida 33859 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 29 day of March, 2017.
Armando Garza
March 31, 2017 17-00533K

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.
2001 HONDA
JH2RC44611K502064
Total Lien: \$969.25
Sale Date: 04/17/2017
Location: Cecil's Storage Lot, Inc.
310 Lake George Rd
Lake Alfred, FL 33850
863-956-4559
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.
March 31, 2017 17-00529K

FIRST INSERTION
Notice of Public Sale of Personal Property Pursuant to the lien granted by the Florida Self-Storage Facility Act, Fla. Stat. Ann. § 83.801, et. seq., Metro Storage, LLC, as managing agent for Lessor, will sell by public auction (or otherwise dispose) personal property (in its entirety) belonging to the tenants listed below to the highest bidder to satisfy the lien of the Lessor for rental and other charges due. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageStuff.bid beginning five days prior to the scheduled auction date and time. The terms of the sale will be cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage, LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.
METRO SELF STORAGE
624 Robin Rd
Lakeland, FL 33803
863-644-9242
Bidding will close on the website www.StorageStuff.bid on April 20, 2017 at 10:00AM

Unit	Tenant	Description of Property
276	Greg Heatwole	Household Goods
273	Alice McMillan	Household Goods
145	Alice McMillan	Household Goods

March 31; April 7, 2017 17-00512K

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 Barbies Creations, located at 224 Leisure Drive, in the City of Frostproof, County of Polk, State of FL, 33843, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 28 of March, 2017.
Barbara Carver
224 Leisure Drive
Lake Wales/Frostproof, FL 33843
March 31, 2017 17-00534K

FIRST INSERTION
NOTICE OF SALE
Affordable Title & Lien, Inc will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on April 20, 2017 at 10 A.M.
* AUCTION WILL OCCUR WHERE EACH VEHICLE/VESSEL IS LOCATED *
2013 KAWASKI,
VIN# KAW32079E313
Located at: CHEZZY PERFORMANCE 930 ROBERTS ROAD UNIT #74, LAKE HAMILTON, FL 33844
Lien Amount: \$10,687.43
2015 YAMAHA,
VIN# YDV22732A515
Located at: CHEZZY PERFORMANCE 930 ROBERTS ROAD UNIT #74, LAKE HAMILTON, FL 33844
Lien Amount: \$10,006.62
a) Notice to the owner or lienor that he has a right to a hearing prior to the scheduled date of sale by filing with the Clerk of the Court.
b) Owner has the right to recover possession of vehicle by posting bond in accordance with Florida Statutes Section 559.917.
c) Proceeds from the sale of the vehicle after payment lien claimed by lienor will be deposited with the Clerk of the Court.
Any person(s) claiming any interest(s) in the above vehicles contact: Affordable Title & Lien, Inc, (954) 684-6991
* ALL AUCTIONS ARE HELD WITH RESERVE *
Some of the vehicles may have been released prior to auction
LIC # AB-0003126
March 31, 2017 17-00497K

FIRST INSERTION
NOTICE OF SALE
Rainbow Title & Lien, Inc. will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.78 of the Florida Statutes on April 13, 2017 at 10 A.M.
* AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED *
2010 KUBOTA,
VIN# JKUC0902P01S18090
Located at: P.O. BOX 144, DAVENPORT, FL 33836 Polk
Any person(s) claiming any interest(s) in the above vehicles contact: Rainbow Title & Lien, Inc., (954) 920-6020
* ALL AUCTIONS ARE HELD WITH RESERVE *
Some of the vehicles may have been released prior to auction
LIC # AB-0001256
March 31, 2017 17-00498K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 17CP-0603
IN RE: ESTATE OF SAMANTHA LAVONNE HINERMAN Deceased.
The administration of the estate of Samantha Lavonna Hinerman, deceased, whose date of death was May 30, 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 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 March 31, 2017.
Personal Representative:
Kimberlee M. Pagan
2409 Woodstork Court
St. Augustine, Florida 32092
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
March 31; April 7, 2017 17-00517K

FIRST INSERTION
NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2016CA-002268-0000-00
BANK OF AMERICA, N.A., Plaintiff(s) VS. DAVID D. SHUMATE, ET AL Defendant(s)
Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 2, 2017 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(S) 9, BLOCK 18 OF AUBURNDALE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 13 ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 518 OAK ST, AUBURNDALE, FL 33823
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 18TH day of APRIL, 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 14th day of March, 2017.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By Victoria Lively
Deputy Clerk
March 31; April 7, 2017 17-00510K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
File No. 2016 CP 3351
Division Probate
IN RE: ESTATE OF FRANK WILLIAM RENDA Deceased.
The administration of the estate of Frank William Renda, deceased, whose date of death was June 14, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Drawer 9000, Bartow, FL 33831. The names and addresses of the personal representatives 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 March 31, 2017.
Personal Representatives:
Marla DePaula
8740 SW 190th Cr.
Dunnellon, Florida 34432
Robert S. Skinner
152 LongHill Crossroads
Shelton, CT 06484
Attorney for Personal Representatives:
Michael C. Norvell
Attorney
Florida Bar Number: 220299
Lake Law Center
1330 Citizens Blvd., Ste. 602
Leesburg, FL 34748
Telephone: (352) 365-1400
Fax: (352) 365-6458
E-Mail: lakelawmen@aol.com
Secondary E-Mail: legaleget@aol.com
March 31; April 7, 2017 17-00518K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
File No. 2016 CP 3351
Division Probate
IN RE: ESTATE OF FRANK WILLIAM RENDA Deceased.
The administration of the estate of Frank William Renda, deceased, whose date of death was June 14, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Drawer 9000, Bartow, FL 33831. The names and addresses of the personal representatives 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.
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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 March 31, 2017.
Personal Representative:
Marla DePaula
8740 SW 190th Cr.
Dunnellon, Florida 34432
Robert S. Skinner
152 LongHill Crossroads
Shelton, CT 06484
Attorney for Personal Representatives:
Michael C. Norvell
Attorney
Florida Bar Number: 220299
Lake Law Center
1330 Citizens Blvd., Ste. 602
Leesburg, FL 34748
Telephone: (352) 365-1400
Fax: (352) 365-6458
E-Mail: lakelawmen@aol.com
Secondary E-Mail: legaleget@aol.com
March 31; April 7, 2017 17-00518K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
File No. 2016 CP 3351
Division Probate
IN RE: ESTATE OF FRANK WILLIAM RENDA Deceased.
The administration of the estate of Frank William Renda, deceased, whose date of death was June 14, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Drawer 9000, Bartow, FL 33831. The names and addresses of the personal representatives 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.
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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 March 31, 2017.
Personal Representative:
Marla DePaula
8740 SW 190th Cr.
Dunnellon, Florida 34432
Robert S. Skinner
152 LongHill Crossroads
Shelton, CT 06484
Attorney for Personal Representatives:
Michael C. Norvell
Attorney
Florida Bar Number: 220299
Lake Law Center
1330 Citizens Blvd., Ste. 602
Leesburg, FL 34748
Telephone: (352) 365-1400
Fax: (352) 365-6458
E-Mail: lakelawmen@aol.com
Secondary E-Mail: legaleget@aol.com
March 31; April 7, 2017 17-00518K

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2016CA004034000000
WELLS FARGO FINANCIAL SYSTEM FLORIDA, INC., Plaintiff, vs. JOSEPH E. DUFAULT, et al, Defendant(s).
To: THE UNKNOWN BENEFICIARIES OF TRUST 062314-1215
Last Known Address: Unknown
Current Address: Unknown
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
This notice shall be published once a

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2016CA002849000000
WELLS FARGO BANK, NA Plaintiff, vs. KATIE MARIE MAPLES, et al Defendants.
RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel Foreclosure Sale filed March 16, 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 19 day of April, 2017, the following described property as set forth in said Lis Pendens, 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: March 27, 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
March 31; April 7, 2017 17-00507K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
Case Number: 17CP-0553
IN RE: ESTATE OF Philip Leroy Smart deceased.
The administration of the estate of Philip Leroy Smart, deceased, Case Number 17CP-0553, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is March 31, 2017.
Personal Representative
Address: 725 E. Crawford Street, Lakeland, FL 33805
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 31; April 7, 2017 17-00519K

FIRST INSERTION
AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2016CA-002268-0000-00
BANK OF AMERICA, N.A., Plaintiff(s) VS. DAVID D. SHUMATE; UNKNOWN SPOUSE OF DAVID D. SHUMATE N/K/A SHARON SHUMATE; CAROL SHUMATE A/K/A DIANE SHUMATE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY N/K/A
Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 2, 2017 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(S) 9, BLOCK 18 OF AUBURNDALE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 13 ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 518 OAK ST, AUBURNDALE, FL 33823
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 18TH day of APRIL, 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 14th day of March, 2017.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By Victoria Lively
Deputy Clerk
March 31; April 7, 2017 17-00511K

FIRST INSERTION
Last Known Address: Unknown
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 50, SOLIVITA - PHASE IVC SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 15-18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 1215 GLENDORA RD N, POINCIANA, FL 34759
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 4-19-2017 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.
This notice shall be published once a

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
Case Number: 17CP-0553
IN RE: ESTATE OF Philip Leroy Smart deceased.
The administration of the estate of Philip Leroy Smart, deceased, Case Number 17CP-0553, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is March 31, 2017.
Personal Representative
Address: 725 E. Crawford Street, Lakeland, FL 33805
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 31; April 7, 2017 17-00519K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
Case Number: 17CP-0553
IN RE: ESTATE OF Philip Leroy Smart deceased.
The administration of the estate of Philip Leroy Smart, deceased, Case Number 17CP-0553, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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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 March 31, 2017.
Personal Representative
Address: 725 E. Crawford Street, Lakeland, FL 33805
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 31; April 7, 2017 17-00519K

FIRST INSERTION
ANGEL REESE; CERTIPAY PEO SOLUTIONS, III, INC. F/K/A EMPLOY AMERICA III, INC., BANK OF AMERICA, NA, Defendant(s)
Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 2, 2017 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(S) 9, BLOCK 18 OF AUBURNDALE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 13 ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 518 OAK ST, AUBURNDALE, FL 33823
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 18TH day of APRIL, 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 14th day of March, 2017.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By Victoria Lively
Deputy Clerk
March 31; April 7, 2017 17-00511K

FIRST INSERTION
Last Known Address: Unknown
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 50, SOLIVITA - PHASE IVC SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 15-18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 1215 GLENDORA RD N, POINCIANA, FL 34759
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 4-19-2017 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.
This notice shall be published once a

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2016CA002849000000
WELLS FARGO BANK, NA Plaintiff, vs. KATIE MARIE MAPLES, et al Defendants.
RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel Foreclosure Sale filed March 16, 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 19 day of April, 2017, the following described property as set forth in said Lis Pendens, 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: March 27, 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
March 31; April 7, 2017 17-00507K

FIRST INSERTION
AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2016CA-002268-0000-00
BANK OF AMERICA, N.A., Plaintiff(s) VS. DAVID D. SHUMATE; UNKNOWN SPOUSE OF DAVID D. SHUMATE N/K/A SHARON SHUMATE; CAROL SHUMATE A/K/A DIANE SHUMATE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY N/K/A
Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 2, 2017 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(S) 9, BLOCK 18 OF AUBURNDALE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 13 ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 518 OAK ST, AUBURNDALE, FL 33823
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 18TH day of APRIL, 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 14th day of March, 2017.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By Victoria Lively
Deputy Clerk
March 31; April 7, 2017 17-00511K

FIRST INSERTION
Last Known Address:

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.: 2016CA-002959-0000-00

WELLS FARGO BANK, N.A., Plaintiff, vs.

PATRICK DAWSON; 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 19, 2016 in Civil Case No. 2016CA-002959-0000-00, 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 PATRICK DAWSON; CHANQUILLA N. MCSHANE; 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 April 18, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 11 & 12 BLOCK H CARTER-

DEEN REALTY CO REVISED MAP OF DIXIELAND FKA DIXIELAND ADDITION, ACCORDING TO THE PLAT RECORDED THEREOF IN PLAT BOOK 1 PAGE 67 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 March, 2017.

By: Susan W. Findley, Esq.

FBN: 160600

Primary E-Mail:

ServiceMail@aldridgepите.com

ALDRIDGE | PITE, LLP

Attorney for Plaintiff

1615 South Congress Avenue Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

1113-752570B

March 31; April 7, 2017 17-00490K

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.: 2014CA-000411-0000-00

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

JOSHUA D. SUBICH; 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. 2014CA-000411-0000-00, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff, and JOSHUA D. SUBICH; JILLIAN M. BRIMICOMBE; CREKESIDE COMMUNITY ASSOCIATION OF POLK COUNTY, 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 April 18, 2017 at 10:00 AM EST

the following described real property as set forth in said Final Judgment, to wit: LOT 174, OF CREEKSIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, 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.

Dated this 23 day of March, 2017.

By: Susan W. Findley, Esq.

FBN: 160600

Primary E-Mail:

ServiceMail@aldridgepите.com

ALDRIDGE | PITE, LLP

Attorney for Plaintiff

1615 South Congress Avenue Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

1184-210B

March 31; April 7, 2017 17-00491K

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.

2009CA-008914-0000-WH

BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME

LOANS SERVICING LP, Plaintiff, vs.

GRETCHEN L. WOOD AND THOMAS D. MORROW, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2016, and entered in 2009CA-008914-0000-WH of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THOMAS D. MORROW; UNKNOWN SPOUSE OF SCOTT MICHAEL FRYSTAK; UNKNOWN SPOUSE OF GRETCHEN L. WOOD 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 April 19, 2017, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

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

Dated this 23 day of March, 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

14-61644 - MoP

March 31; April 7, 2017 17-00501K

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.:

2014CA-004159-0000-00

DIVISION: 7

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER

PARTICIPATION TRUST, Plaintiff, vs.

UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR

AGAINST THE ESTATE OF LYNN DESALVO AKA LYNN M.

DESALVO, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 9, 2017, and entered in Case No. 2014CA-004159-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank Trust, N.A., As Trustee For LSF9 Master Participation Trust, is the Plaintiff and Carol Schulte, Cheryl Desalvo Ballard, Unknown Parties Claiming by, Through, Under or Against the Estate of Lynn Desalvo aka Lynn M. Desalvo, Deceased, Whether said Unknown Parties Claim as Spouses Heirs, Devisees, Grantees, Assignees, Creditors, Trustees or Other Claimants, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 24th day of April,

2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1, BLOCK "G", OF SUN RAY HOMES, PLAT NUMBER ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

227 THOMAS AVE, FROST-PROOF, FL 33843

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 March, 2017.

Justin Ritchie

Justin Ritchie, Esq.

FL Bar # 106621

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService: servealaw@albertellilaw.com

AH-17-000272

March 31; April 7, 2017 17-00485K

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.: 2016CA001049000000

BANK OF AMERICA, N.A., Plaintiff, vs.

RYAN C. NOE A/K/A RYAN CHRISTOPHER NOE; 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 February 28, 2017 in Civil Case No. 2016CA001049000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and RYAN C. NOE A/K/A RYAN CHRISTOPHER NOE; SUSAN C. NOE A/K/A SUSAN CHRISTINE NOE; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CITY OF WINTER HAVEN, FLORIDA CODE ENFORCEMENT; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, 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 April 18, 2017 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 285, WHISPERING TRAILS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGES 49, 50 AND 51, 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.

Dated this 23 day of March, 2017.

By: Susan W. Findley, Esq.

FBN: 160600

Primary E-Mail:

ServiceMail@aldridgepите.com

ALDRIDGE | PITE, LLP

Attorney for Plaintiff

1615 South Congress Avenue Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

1092-8307B

March 31; April 7, 2017 17-00492K

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.:

2012CA-006969-0000-LK

GREEN TREE SERVICING, LLC, Plaintiff, vs.

ALBERT KIRKLAND, JR.; 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 16, 2016 in Civil Case No. 2012CA-006969-0000-LK, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, GREEN TREE SERVICING, LLC is the Plaintiff, and ALBERT KIRKLAND, JR.; MARION KIRKLAND A/K/A MARION S. KIRKLAND A/K/A MARLON KIRKLAND; STATE OF FLORIDA, DEPARTMENT OF REVENUE; 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 April 18, 2017 at 10:00 AM EST the following described

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

LOTS 14, 15, 16, 17 AND 18, BLOCK 2, CARY-WALTERS FIRST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 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 March, 2017.

By: Susan W. Findley, Esq.

FBN: 160600

Primary E-Mail:

ServiceMail@aldridgepите.com

ALDRIDGE | PITE, LLP

Attorney for Plaintiff

1615 South Congress Avenue Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

1382-968B

March 31; April 7, 2017 17-00493K

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.:

2016CA003483000000

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

SUCCESSOR IN INTEREST TO

BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE,

SUCCESSOR BY MERGER TO

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR

FIRST FRANKLIN MORTGAGE

LOAN TRUST 2007-5, MORTGAGE

PASS-THROUGH CERTIFICATES,

SERIES 2007-5, Plaintiff, vs.

PETER BOORMAN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 14, 2017, and entered in Case No. 2016CA003483000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-5, Mortgage Pass-Through Certificates, Series 2007-5, is the Plaintiff and Peter Boorman, Susan Boorman, Aqua Finance, 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 in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants,

the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 18th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 149, OF LEGACY PARK PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, AT PAGE 3-8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 106 HAVERSHAM WAY, 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 in Hillsborough County, Florida this 23rd day of March, 2017.

Brittany Gramsky

Brittany Gramsky, Esq.

FL Bar # 95589

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService: servealaw@albertellilaw.com

JR - 16-028084

March 31; April 7, 2017 17-00483K

FIRST INSERTION

FIRST INSERTION

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

CASE NO.: 53-2014-CA-000486 DIVISION: SECTION 11 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARY E. LYNCH A/K/A MARY ELIZABETH LYNCH A/K/A MARYTAYLOR LYNCH, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KEVIN HARRY CARTER A/K/A KEVIN H. CARTER A/K/A KEVIN CARTERAS, DECEASED Last Known Address: Unknown Current Address: Unknown THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARY E. LYNCH A/K/A MARY ELIZABETH LYNCH A/K/A MARY TAYLOR LYNCH, DECEASED Last Known Address: Unknown Current Address: Unknown ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 12, BLOCK T, OF RICHLAND MANOR UNIT NUMBER EIGHT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1060 SHADY LN, BARTOW, FL 33830

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 4/24/17 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 16 day of March, 2017.

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

Please send invoice and copy to: Albertelli Law P.O. Box 23028 Tampa, FL 33623 MP - 13-124461 March 31; April 7, 2017 17-00525K

FIRST INSERTION

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

CASE NO. 2013CA0014660000WH UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR MART LEGAL TITLE TRUST 2015-NPL1 Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROGER O. SHEFFIELD A/K/A ROGER OLEN SHEFFIELD A/K/A ROGER SHEFFIELD, DECEASED; KIMBERLY SHEFFIELD A/K/A KIMBERLY O. SHEFFIELD; ROGER SHEFFIELD, JR. A/K/A ROGER PASCO SHEFFIELD, JR.; JONATHAN SHEFFIELD A/K/A JONATHAN L. SHEFFIELD; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS; LAKELAND REGIONAL MEDICAL CENTER, INC. D/B/A LAKELAND REGIONAL MEDICAL CENTER; POLK COUNTY, CLERK OF COURT; JENNIFER SHEFFIELD; STATE OF FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 28th, 2017, 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 45 SHADY HAMMOCK, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 86, AT PAGE(S) 15 AND 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1991 OAKS MOBILE HOME, I.D. #32620137AD AND I.D. #32620137BD.

a/k/a 4148 SHADY HAMMOCK DR., MULBERRY, FL 33860-8747 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on April 18, 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 22d day of March, 2017. By: DAVID REIDER FBN# 95719

shall sell the property situated in Polk County, Florida, described as:

LOT 45 SHADY HAMMOCK, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 86, AT PAGE(S) 15 AND 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1991 OAKS MOBILE HOME, I.D. #32620137AD AND I.D. #32620137BD.

a/k/a 4148 SHADY HAMMOCK DR., MULBERRY, FL 33860-8747 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on April 18, 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 22d day of March, 2017.

By: DAVID REIDER FBN# 95719

eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 820160021 March 31; April 7, 2017 17-00482K

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.: 2016CA003420000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIS E. BOOZER A/K/A WILLIS EUGENE BOOZER, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 9, 2017, and entered in Case No. 2016CA003420000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Willis E. Boozer a/k/a Willis Eugene Boozer, deceased, Robert Glenn Boozer a/k/a Robert G. Boozer, as an Heir to the Estate of Willis E. Boozer a/k/a Willis Eugene Boozer, deceased, Robert David Boozer a/k/a Robert D. Boozer a/k/a Robert D. Boozer, Jr. f/k/a Robert David Lanham, as an Heir to the Estate of Willis E. Boozer a/k/a Willis Eugene Boozer, deceased, United States of America Acting through Secretary of Housing and Urban Development, 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 Un-

known Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 24th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 19, BLOCK 321, INDIAN LAKE ESTATES UNIT NO. 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 6061 RED GRANGE BLVD, INDIAN LAKE ESTATES, FL 33855

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 March, 2017.

Marisa Zarzeski Marisa Zarzeski, Esq. FL Bar # 113441

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR - 16-023308 March 31; April 7, 2017 17-00484K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2015CA-001335-0000-00

Ocwen Loan Servicing, LLC, Plaintiff, vs. Ralph T. Pierce; United States of America on behalf of the Secretary of Housing and Urban Development, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 14, 2017, entered in Case No. 2015CA-001335-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Ocwen Loan Servicing, LLC is the Plaintiff and Ralph T. Pierce; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 18th day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOTS 11 AND 12 OF FUTCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 36, 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 24th day of March, 2017. By Jimmy Edwards, Esq. Florida Bar No. 81855

BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6209 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 14-F01249 March 31; April 7, 2017 17-00503K

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.: 2016CA003139000000 PINGORA LOAN SERVICING, LLC Plaintiff, vs.

MICHAEL G. MASON A/K/A MICHAEL GENE MASON A/K/A MICHAEL MASON, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated January 05, 2017, and entered in Case No. 2016CA003139000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein PINGORA LOAN SERVICING, LLC, is Plaintiff, and MICHAEL G. MASON A/K/A MICHAEL GENE MASON A/K/A MICHAEL MASON, 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 04 day of May, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 22 of THE MEADOWS, 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 65, page 24.

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: March 24, 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 # 77112 March 31; April 7, 2017 17-00506K

FIRST INSERTION

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

CASE NO.: 2015CA-003024-0000-00 BANK OF AMERICA, N.A. Plaintiff, vs.

TRSTE, LLC., AS TRUSTEE OF THE POLK COUNTY SUNSET VISTA 6074 LAND TRUST, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated January 10, 2017, and entered in Case No. 2015CA-003024-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein BANK OF AMERICA, N.A., is Plaintiff, and TRSTE, LLC., AS TRUSTEE OF THE POLK COUNTY SUNSET VISTA 6074 LAND TRUST, 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 09 day of May, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 43, SUNSET VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 41 AND 42, 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: March 29, 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 # 68129 March 31; April 7, 2017 17-00530K

FIRST INSERTION

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

CASE NO.: 2016CA-003801-0000-00 FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs.

WILLIAM E. STOVER A/K/A WILLIAM EARNEST STOVER; MANDARIN MORTGAGE CORP.; FRED V. STOVER A/K/A FRED V. STOVER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

TO: UNKNOWN SPOUSE OF FRED V. STOVER A/K/A FRED V. STOVER

Last Known Address: 113 PATRICIA ST, AUBURNDALE, FL 33823 Current Residence Unknown

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

LOT 7, BLOCK C OF CALDWELL ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Choice Legal Group, P.A., Attorney for Plaintiff, whose address is P.O. BOX 9908, FT. LAUDERDALE, FL 33310-0908 on or before April 24, 2017, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 16 day of March, 2017.

STACY M. BUTTERFIELD As Clerk of the Court By: Asuncion Nieves As Deputy Clerk

Choice Legal Group, P.A., Attorney for Plaintiff P.O. BOX 9908 FT. LAUDERDALE, FL 33310-0908 16-02163 March 31; April 7, 2017 17-00532K

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

Why try to fix something that isn't broken?

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FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2016-CA-003672 WELLS FARGO BANK, NA Plaintiff, v. DANNY L. MARCUM; AMANDA N. MARCUM; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 14, 2017, 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 25 OF MARIANNA WOODS, UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 205 STRIBLING DR, AUBURNDALE, FL 33823-3713 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on April 18, 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 22d day of March, 2017.

By: DAVID REIDER FBN# 95719

eXL Legal, PLLC Designated Email Address: efilng@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 888161000 March 31; April 7, 2017 17-00481K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO F.S. CHAPTER 45 IN THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIVIL DIVISION Case No.: 15-CA-3276 CEDARCREST COMMUNITY ASSOCIATION INC., Plaintiff, vs. JOHN J. WALSH AND DEANNE L. WALSH, et al., Defendants,

Notice is given pursuant to a final judgment dated March 09, 2017 in Case No. 15-CA-3276 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CEDARCREST COMMUNITY ASSOCIATION, INC. is the plaintiff and JOHN WALSH AND DEANNE WALSH are the defendants, I will sell to the highest and best bidder for cash online at the following website: www.polk.realforeclose.com at 10:00am, on April 13, 2017, the following described property set forth in the order of final judgment:

Lot No. 39 of CEDARCREST, according to the Plat thereof, as recorded in Plat Book 148, at Page 3, of the Public Records of Polk County, Florida Property address: 7221 Twin Cedar Lane, Lakeland, FL 33810.

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

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

Dated: 03/22/2017 Gregory S.Grossman Esq. Rolando Santiago, Esq. Florida Bar No.: 557474 Greg Grossman, Esq. Florida Bar No.: 0044068

RJS Law Group 240 Apollo Beach Blvd. Apollo Beach, FL 33572 Phone: (813) 641-0010 Fax: (813) 641-0022 Attorney for Plaintiff File: CC - 7221 Twin Cedar Lane. March 31; April 7, 2017 17-00494K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2016-CA-003571 FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, vs. GUSTAVO MORAN, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 7, 2017 in Civil Case No. 53-2016-CA-003571 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC is Plaintiff and GUSTAVO MORAN, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8TH day of May, 2017 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 26, Block 2, Hampton Hills South Phase 1, according to the plat thereof as recorded in Plat Book 132, Page 10, of the Public Records of Polk County, Florida

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

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

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

McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com 5398823 11-03331-11 March 31; April 7, 2017 17-00495K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2015-CA-004572 NAVY FEDERAL CREDIT UNION, Plaintiff, vs. WALTER C PATRICK III, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 2, 2017 in Civil Case No. 53-2015-CA-004572 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and WALTER C PATRICK III, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2ND day of May, 2017 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, of Gardens Phase One, according to the plat thereof, as recorded in Plat Book 137, at Pages 23 and 24, of the Public Records of Polk County, Florida.

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

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

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

McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com 5398823 15-05216-2 March 31; April 7, 2017 17-00496K

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-000804 U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND, Plaintiff, v. RITA I. PEARSALL, et al., Defendants.

NOTICE is hereby given that, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on the 18th day of April, 2017, at 10:00 a.m. EST, via the online auction site at 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:

Lots 7 and the East 1/2 of lot 8, Block D, Sunnymede, according to the plat thereof recorded in Plat Book 8, Page 29, of the Public Records of Polk County, Florida.

Property Address: 1128 W. Greenwood Street, Lakeland, FL 33815 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 28th day of March, 2017.

Anthony R. Smith, Esq. FL Bar #157147

Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff

OF COUNSEL: Sirote & Permutt, P.C. 1115 East Gonzalez Street Pensacola, FL 32503 Toll Free: (800) 826-1699 Facsimile: (850) 462-1599 March 31; April 7, 2017 17-00505K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 53-2016-CA-000363 BANK OF AMERICA, N.A.; Plaintiff, vs. CARLOS MUNOZ, OLGA MUNOZ, ET AL.; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 14, 2017, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on April 18, 2017 at 10:00 am the following described property:

LOT 47 OF PARK RIDGE AT SUNDANCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE(S) 35 THROUGH 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 3125 KEARNS ROAD, MULBERRY, FL 33860-0000

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

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

WITNESS my hand on March 23, 2017.

Keith Lehman, Esq. FBN. 85111

Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309

Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 15-14990-FC March 31; April 7, 2017 17-00508K

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.: 2016CA003687000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES EVELYN TUNIN A/K/A J. EVELYN TUNIN A/K/A JAMES E. TUNIN A/K/A JAMES CONLEY TUNIN F/K/A JAMES EVELYN KING F/K/A JAMES EVELYN CONLEY, DECEASED, et al.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 9, 2017, and entered in Case No. 2016CA003687000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nacionstar Mortgage LLC D/B/A Champion Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James Evelyn Tunin a/k/a J. Evelyn Tunin a/k/a James E. Tunin a/k/a James Conley Tunin f/k/a James Evelyn King f/k/a James Evelyn Conley, deceased, Theresa King Frost a/k/a Theresa L. Frost, as an Heir of the Estate of James Evelyn Tunin a/k/a J. Evelyn Tunin a/k/a James E. Tunin a/k/a James Conley Tunin f/k/a James Evelyn King f/k/a James Evelyn Conley, deceased, United States

of America Acting through Secretary of Housing and Urban Development, 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 April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 17, BLOCK O, JAN PHYL VILLAGE UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 904 GLAD ROAD, WINTER HAVEN, FL 33880

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

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

Dated in Hillsborough County, Florida, this 24th day of March, 2017.

Brittany Gramsky Brittany Gramsky, Esq. FL Bar # 95589

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH-16-030201 March 31; April 7, 2017 17-00486K

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. 2016CA-000057-0000-00 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR1, Plaintiff, vs. ANN GAINIE A/K/A PATRICIA SIMPSON GAINIE A/K/A PATRICIA S. GAINIE A/K/A PATRICIA ANNE GAINIE A/K/A PATRICIA ANNE SIMPSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 22, 2017, and entered in 2016CA-000057-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR1 is the Plaintiff and ANN GAINIE A/K/A PATRICIA SIMPSON GAINIE A/K/A PATRICIA S. GAINIE A/K/A PATRICIA ANNE GAINIE A/K/A PATRICIA ANNE SIMPSON, EAST COAST RECOVERY, INC; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR POLK COUNTY, FLORIDA 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 May 08, 2017, the following described prop-

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

THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING, IN THE COUNTY OF POLK AND STATE OF FLORIDA, TO-WIT: (TRACT 24-PINEWOOD) THE EAST 100 FEET OF THE NORTH 980.0 FEET OF THE NORTH 220.0 FEET; OF THE N. ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 20 FEET FOR ROAD. Property Address: 2406 WINTER RIDGE DRIVE, AUBURNDALE, FL 33823

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

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

Dated this 28 day of March, 2017.

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

ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 15-068106 - MoP March 31; April 7, 2017 17-00521K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2017CA000524000000 DITECH FINANCIAL LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARGARET E. COLE A/K/A MARGARET ELISE COLE A/K/A MARGARET ANAGNOS COLE A/K/A MARGARET A. COLE, DECEASED, et al. Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARGARET E. COLE A/K/A MARGARET ELISE COLE A/K/A MARGARET ANAGNOS COLE A/K/A MARGARET A. COLE, DECEASED

Last Known Address: Unknown Current Address: Unknown ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

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

LOT 6 KIMBERLEA SEVEN

SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 21 AND 22, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2025 SYLVESTER RD UNIT DD2 LAKELAND, FL 33803

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 4-26-17 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this court on this 20th day of March, 2017. Stacy M. Butterfield Clerk of the Circuit Court By: Asuncion Nieves Deputy Clerk Please send invoice and copy to: Albertelli Law P.O. Box 23028 Tampa, FL 33623 EF - 16-032325 March 31; April 7, 2017 17-00522K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2017CA000524000000 DITECH FINANCIAL LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARGARET E. COLE A/K/A MARGARET ELISE COLE A/K/A MARGARET ANAGNOS COLE A/K/A MARGARET A. COLE, DECEASED, et al. Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARGARET E. COLE A/K/A MARGARET ELISE COLE A/K/A MARGARET ANAGNOS COLE A/K/A MARGARET A. COLE, DECEASED

Last Known Address: Unknown Current Address: Unknown ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

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

LOT 6 KIMBERLEA SEVEN

SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 21 AND 22, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2025 SYLVESTER RD UNIT DD2 LAKELAND, FL 33803

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 4-26-17 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this court on this 20th day of March, 2017. Stacy M. Butterfield Clerk of the Circuit Court By: Asuncion Nieves Deputy Clerk Please send invoice and copy to: Albertelli Law P.O. Box 23028 Tampa, FL 33623 EF - 16-032325 March 31; April 7, 2017 17-00522K

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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. 2016CA001759000000
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff, vs. CARLOS A. MURILLO A/K/A CARLOS MURILLO; CYNTHIA COLES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2017, and entered in Case No. 2016CA001759000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is Plaintiff and CARLOS A. MURILLO A/K/A CARLOS MURILLO; CYNTHIA COLES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on the 4 day of May, 2017, the following described property as set forth in said Final Judgment, to wit: THE NORTH 128.5' OF FARM

TRACT 8 OF KOSSUTHVILLE FLORIDA TOWNSITE AND FARM UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 7.5' ROAD RIGHT OF WAY PURSUANT TO ORDER OF TAKING IN OFFICIAL RECORDS BOOK 88, PAGE 455.

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

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

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

Dated this 24 day of March, 2017.
 By: Sheree Edwards, Esq.
 Fla. Bar No.: 0011344

Submitted by:
 Kahane & Associates, P.A.
 8201 Peters Road, Ste.3000
 Plantation, FL 33324
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 16-01557 SET
 March 31; April 7, 2017 17-00504K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2016-CA-002466
DIVISION: 4

Ditech Financial LLC

Plaintiff, -vs.- David MacMurry Gaskill, Jr.; Stanley Shawn Britt; Unknown Heirs, Devisees, Grantees,

Assignees, Creditors and Lienors of Lucretia Britt, and All Other Persons Claiming by and Through, Under,

Against The Named Defendant (s); Unknown Spouse of David MacMurry Gaskill, Jr.; Unknown Spouse of Stanley Shawn Britt;

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-002466 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Di-

tech Financial LLC, Plaintiff and David MacMurry Gaskill, Jr. 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 April 26, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 10, BLOCK E OF CROOKED LAKE PARK TRACT NUMBER 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:
 ATTORNEY FOR PLAINTIFF:
 SHAPIRO, FISHMAN & GACHÉ, LLP
 2424 North Federal Highway,
 Suite 360
 Boca Raton, Florida 33431
 (561) 998-6700
 (561) 998-6707
 16-300353 FC01 GRT
 March 31; April 7, 2017 17-00509K

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-003707-0000-00

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff, vs.

CARL C. MERRILL A/K/A CARL CONRAD MERRILL; CITY OF WINTER HAVEN, FLORIDA;

UNKNOWN SPOUSE OF CARL C. MERRILL A/K/A CARL CONRAD MERRILL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY;

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of March, 2017, and entered in Case No. 2016CA-003707-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and CARL C. MERRILL A/K/A CARL CONRAD MERRILL N/K/A CARL CONRAD MERRILL; CITY OF WINTER HAVEN, FLORIDA; 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 25th day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 7 AND THE EAST 14 FEET OF LOT 8 IN BLOCK 2 OF BEYMER-STONER SUBDIVISION, AN ADDITION TO THE CITY OF WINTER HAVEN, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 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.

Dated this 28 day of MARCH, 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@legalgroup.com
 16-01228
 March 31; April 7, 2017 17-00513K

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.:
2016CA-002254-0000-00

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.

BARBARA M. REEDER A/K/A BARBARA REEDER;

ASSOCIATION OF POINCIANA VILLAGES, INC.; FLORIDA HOUSING FINANCE CORPORATION; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY;

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 20th day of March, 2017, and entered in Case No. 2016CA-002254-0000-00, 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 BARBARA M. REEDER A/K/A BARBARA REEDER; ASSOCIATION OF POINCIANA VILLAGES, INC.; FLORIDA HOUSING FINANCE CORPORATION; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT N/K/A AKILAH REEDER; 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 24th day of

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

LOT 5, BLOCK 1047, VILLAGE 7, NEIGHBORHOOD 4, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 4 THROUGH 18, 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 29 day of MAR, 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@legalgroup.com
 16-01534
 March 31; April 7, 2017 17-00514K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2016CA003315000000
VANDERBILT MORTGAGE AND FINANCE, INC.

P.O. Box 9800

Maryville, TN 37802

Plaintiff(s), vs.

STEVE THOMAS; TAMEKA THOMAS; POLK COUNTY, FLORIDA, CLERK OF COURT;

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 21, 2017, in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of April, 2017, at 10:00 A.M. on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 51, OF LOOP SUBDIVISION, RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO DESCRIBED AS: BEGIN 157.5 FEET SOUTHEASTERLY AND 625.0 FEET SOUTHWESTERLY FROM THE NORTH CORNER OF LOT 32 OF WAHNETA FARMS, RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE SOUTHEASTERLY 117.5 FEET; THENCE RUN SOUTHWESTERLY 50 FEET; THENCE RUN NORTHWESTERLY 117.5 FEET; THENCE RUN NORTHEASTERLY 50 FEET TO

THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 2007 MANUFACTURED HOME, I.D. NO(S): WHC016345GAA AND WHC-016345GAB, BEING PERMANENTLY AFFIXED THERETO. PROPERTY ADDRESS: 124 6TH STREET, WINTER HAVEN, FL 33880

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

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

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

Respectfully submitted,
 Tyler W. Sawyer, Esq.
 FL Bar # 123361

For HARRISON SMALBACH, ESQ.
 Florida Bar # 116255

PADGETT LAW GROUP
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlaw.net
 Attorney for Plaintiff
 TDP File No. 16-004254-2
 March 31; April 7, 2017 17-00528K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION
CASE NO.:
2016CA004407000000

WELLS FARGO BANK, NA,

Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES A DAVISON, DECEASED , et al,

Defendant(s).

To: THE UNKNOWN BENEFICIARIES OF THE JAMES DAVISON REVOCABLE TRUST DATED 06/01/12 THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES A DAVISON, DECEASED

Last Known Address: Unknown
 Current Address: Unknown
 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

LOT 14, OF SHEFFIELD, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 65 AT PAGE 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 7114 SHEFFIELD DRIVE, 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 4/13/17 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 7 day of March, 2017.

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

Please send invoice and copy to:
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 EF - 16-032782

March 31; April 7, 2017 17-00524K

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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.: 2016CA-001084-0000-00 DIVISION: 07
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, SHIRLEY J. OXFORD A/K/A SHIRLEY JANE OXFORD A/K/A SHIRLEY BROWER OXFORD A/K/A SHIRLEY B. OXFORD F/K/A SHIRLEY JANE BROWER, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 9, 2017, and entered in Case No. 2016-CA-001084 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Asso-

ciation, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1, is the Plaintiff and City of Lakeland, Florida Code Enforcement Board, Lisa Denise Oxford a/k/a Lisa D. Oxford f/k/a Lisa Oxford Sutton, as an Heir of the Estate of Shirley J. Oxford a/k/a Shirley Jane Oxford a/k/a Shirley Brower Oxford a/k/a Shirley B. Oxford f/k/a Shirley Jane Brower, deceased, Lon Dawson Oxford, III a/k/a Lon D. Oxford, III a/k/a Lon Dawson Oxford a/k/a Lon D. Oxford, as an Heir of the Estate of Shirley J. Oxford a/k/a Shirley Jane Oxford a/k/a Shirley Brower Oxford a/k/a Shirley B. Oxford f/k/a Shirley Jane Brower, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Shirley J. Oxford a/k/a Shirley Jane Oxford a/k/a Shirley Brower Oxford a/k/a Shirley B. Oxford f/k/a Shirley Jane Brower, deceased, 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 April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 12, KINGS POINT SUB-DIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 4,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA. 1725 HALLAM DRIVE, LAKE-LAND, FL 33813

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

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

Dated in Hillsborough County, Florida, this 24th day of March, 2017.

Brittany Gramsky
 Brittany Gramsky, Esq.
 FL Bar # 95589

Albertelli Law
 Attorney for Plaintiff
 P.O. Box 23028
 Tampa, FL 33623
 (813) 221-4743
 (813) 221-9171 facsimile
 eService: servealaw@albertellilaw.com
 AH-15-195115
 March 31; April 7, 2017 17-00487K

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.: 2014CA-000530-0000-00
JPMORGAN CHASE BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROBERT G. KARSNAK A/K/A ROBERT KARSNAK, AS TRUSTEE OF THE BRITTS LANE TRUST DATED SEPTEMBER 12, 2006; UNKNOWN TENANT I; UNKNOWN TENANT II; JENNIFER E. KARSNAK; NORMAN HARRIS SERVICES, INC., A FLORIDA CORPORATION; ROBERT G. KARSNAK A/K/A ROBERT KARSNAK; UNKNOWN SETTLORS & BENEFICIARIES OF THE BRITTS LANE TRUST DATED SEPTEMBER 12, 2006; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of March, 2017, and entered in Case No. 2014CA-000530-

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 ROBERT KARSNAK, AS TRUSTEE OF THE BRITTS LANE TRUST DATED SEPTEMBER 12, 2006; ROBERT G. KARSNAK A/K/A ROBERT KARSNAK; JENNIFER E. KARSNAK; NORMAN HARRIS SERVICES, INC., A FLORIDA CORPORATION; UNKNOWN SETTLORS AND OR BENEFICIARIES OF THE BRITTS LANE TRUST DATED SEPTEMBER 12, 2006; 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 4th day of May, 2017, the following described property as set forth in said Final Judgment, to wit:

THAT PART OF LOT 2, BLOCK 2, G.H. THOMAS ADDITION TO BARTOW, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4B, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: BEGIN 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2; RUN THENCE SOUTH 126 FEET; THENCE

EAST 89 FEET; THENCE NORTH 126 FEET; THENCE WEST TO THE POINT OF BEGINNING.

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

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

Dated this 24 day of MARCH, 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
 cservice@clelegalgroup.com
 15-00990
 March 31; April 7, 2017 17-00502K

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. 2016CA002347000000
Navy Federal Credit Union, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert C. Sommer a/k/a Robert Craig Sommer, Deceased; James W. Sommer; Lakeside Hills Estates Association, Inc., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 14, 2017 entered in Case No. 2016CA002347000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Navy Federal Credit Union is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert C. Sommer a/k/a Robert Craig Sommer, Deceased; James W. Sommer; Lakeside Hills Estates Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 18th day of

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

LOT 188, LAKESIDE HILLS ESTATES PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE(S) 35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1979 WEST MOBILE HOME TITLE #16579712, VIN #4774A AND TITLE #16579713, VIN #4774B.

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 28th day of March, 2017.

By Jimmy Edwards, Esq.
 Florida Bar No. 81855
 BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 1501 N.W. 49th Street, Suite 200
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 6209
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 File # 16-F06292
 March 31; April 7, 2017 17-00515K

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. 2015CA003204000000
Deutsche Bank National Trust Company, As Trustee For Morgan Stanley IXIS Real Estate Capital Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2, Plaintiff, vs. Unknown Heirs And/Or Beneficiaries Of The Estate Of Mary Ann Harrison a/k/a M. Harrison; Nyya Nicole Linscomb; Unknown Tenant In Possession No. 1, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order granting Motion to Reset Foreclosure sale dated February 13, 2017, entered in Case No. 2015CA003204000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Deutsche Bank National Trust Company, As Trustee For Morgan Stanley IXIS Real Estate Capital Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2 is the Plaintiff and Unknown Heirs And/Or Beneficiaries Of The Estate Of Mary Ann Harrison a/k/a M. Harrison; Nyya Nicole Linscomb; Unknown Tenant In Possession No. 1 are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best

bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 18th day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK "C", LAKE GORDON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 46, 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 28 day of March, 2017.

By Kathleen McCarthy, Esq.
 Florida Bar No. 72161
 BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 1501 N.W. 49th Street, Suite 200
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 6177
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 File # 17-F01133
 March 31; April 7, 2017 17-00520K

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.: 2015CA004162000000
PHH MORTGAGE CORPORATION Plaintiff, vs. DANIELLE L. MARTIN, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated February 08, 2017, and entered in Case No. 2015CA004162000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein PHH MORTGAGE CORPORATION, is Plaintiff, and DANIELLE L. MARTIN, 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 09 day of May, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 105 OF UNRECORDED LAKE DAISYWOOD DESCRIBED AS FOLLOWS: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 6, Township 29 South, Range 27 East, Polk County, Florida, run N 01 degrees 06 minutes 58 seconds E, along the East boundary of the said SE 1/4 of the NW 1/4 1051.64 feet to the Point of Beginning; thence run N 89 degrees 58 minutes 31 seconds W, 130.02 feet; thence run N 01 degrees 06 minutes 58 seconds

E, 60.00 feet; thence run S 89 degrees 58 minutes 31 seconds E, 137.89 feet; thence run S 01 degrees 06 minutes 58 seconds W, 60.0 feet; thence run N 89 degrees 58 minutes 31 seconds W, 7.87 feet to the Point of Beginning.

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: March 29, 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 # 68797
 March 31; April 7, 2017 17-00531K

FIRST INSERTION

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

Case No. 2015-CA-002228
Sec. 8

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS OWNERS TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST III

Plaintiff(s), vs. PATRICK PATTERSON and CAMILLE BROWN and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; G&J INVESTING GROUP, INC.; TERRALARGO COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES, INC. D/B/A TERRALARGO CLUB; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants.

Notice is hereby given pursuant to the final judgment entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell the following property situated in Polk County, Florida described as:

LOT 104, TERRALARGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 139, PAGES 7 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com, at 10:00 a.m. on May 5, 2017. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's check.

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

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

By GARY GASSEL, ESQUIRE
 Florida Bar No. 500690

LAW OFFICE OF
 GARY GASSEL, P.A.
 2191 Ringling Boulevard
 Sarasota, Florida 34237
 (941) 952-9322
 Attorney for Plaintiff
 March 31; April 7, 2017 17-00516K

FIRST INSERTION

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

CASE NO.: 2016CA004059000000
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MIGUELA. MOJICA, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARMEN ORTIZ, DECEASED

Last Known Address: Unknown
 Current Address: Unknown
 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Last Known Address: Unknown
 Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 18, ANDOVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1288 MERRIMACK DRIVE, DAVENPORT, FL 33837

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 4-21-2017 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 15th day of March, 2017.

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

Please send invoice and copy to:
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 JC - 16-031983
 March 31; April 7, 2017 17-00527K

FIRST INSERTION

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

CASE NO.: 2016CA003883000000
WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, PAT DESTEFANO, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, PAT DESTEFANO, DECEASED

Last Known Address: Unknown
 Current Address: Unknown
 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Last Known Address: Unknown
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 109, BLOCK C, RIDGEWOOD LAKES VILLAGE 4A, ACCORDING TO THE PLAT

THERETO RECORDED IN PLAT BOOK 106, PAGE 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 29 HIGH VISTA DR, DAVENPORT, FL 33837

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 4-19-2017 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 13 day of March, 2017.

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

Please send invoice and copy to:
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 EF - 16-030645
 March 31; April 7, 2017 17-00526K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO. 2015CA-001019-0000-00 NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY, Plaintiff, vs. IMPROGO NEAL, MARIE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 16, 2017, and entered in 2015CA-001019-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARIE NELLY IMPROGO NEAL A/K/A MARIA NELLY IMPROGO NEAL A/K/A MARIA NELLY ROGAN IMPROGO NEAL, DECEASED; IDA R. IMPROGO; JONAS R. IMPROGO; SHEENA GAJETON ; MARIA E. PEPINGO SIAN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ; STATE OF FLORIDA DEPARTMENT OF REVENUE ; STATE OF FLORIDA ; CLERK OF COURT OF POLK COUNTY, FLORIDA 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 May 02, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK B, AND THE NORTH 1/2 OF VACATED VALENCIA COURT LYING SOUTH OF LOT 4, BLOCK B, AND LOT 1, BLOCK C AND THE SOUTH 1/2 OF VACATED VALENCIA COURT LYING NORTH OF LOT 1, BLOCK C, ORANGE TERRANCE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 628 PINK APARTMENT ROAD, DAVENPORT, FL 33837

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

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

Dated this 22 day of March, 2017.

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

ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 15-086108 - MoP March 24, 31, 2017 17-00479K

SECOND INSERTION

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

CASE NO. 532012CA003837XXXXXX THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-HYB9, Plaintiff, vs. ALISHA R. FLORENCE; R. CHRIS FLORENCE; MILLER'S LANDING HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, N.A.; UNKNOWN TENANT NO. 1; UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 23, 2017, and entered in Case No. 532012CA003837XXXXXX of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-HYB9 is Plaintiff and ALISHA R. FLORENCE; R. CHRIS FLORENCE; MILLER'S LANDING HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, N.A.; UNKNOWN TENANT NO. 1; UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash at online at www.polk.realforeclose.com, 10:00 a.m. on the 10th day of April, 2017, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 26, MILLER'S LANDING AT LAKE BESS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. DATED at Bartow, Florida, on March 16, 2017. By: Mariam Zaki Florida Bar No. 18367 SHD Legal Group P.A. Attorneys for Plaintiff PO BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@shdlegalgroup.com 6168-11218 SAH. March 24, 31, 2017 17-00435K

SECOND INSERTION

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

CASE NO.: 53-2016-CA-001790 WELLS FARGO BANK, N.A., Plaintiff, vs. JACQUELYN H. HANSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 16, 2017, and entered in Case No. 53-2016-CA-001790 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 Jacquelyn H. Hanson, United States of America, Secretary of Housing and Urban Development, 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 19th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

TRACT 1: BEGIN AT THE NW CORNER OF LOT 54 OF LUCERNE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 38 & 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 54, 262 FEET TO WATER'S EDGE OF LAKE LUCERNE; THENCE EASTERLY ALONG SAID WATER'S EDGE 64.58 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTHEASTERLY LINE OF LUCERNE PARK ROAD, 90.9 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY TO POINT OF BEGINNING. TRACT 2: BEGIN AT A POINT IN THE SOUTHEASTERLY LINE OF LUCERNE PARK ROAD, 90.9 FEET NORTHEASTERLY FROM THE NW CORNER OF LOT 54 OF LUCERNE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 38 & 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE SOUTHERLY 275.16 FEET TO A POINT AT THE WATER'S EDGE OF LAKE LUCERNE 64.58 FEET EASTERLY FROM WESTERLY LINE OF LOT 54, THENCE EASTERLY ALONG WATER'S EDGE 65.7 FEET; THENCE NORTHERLY TO A POINT IN SOUTHERLY LINE OF LUCERNE PARKE ROAD 90.9 FEET NORTHERLY AND EASTERLY FROM POINT OF BEGINNING; THENCE WESTERLY AND SOUTHERLY TO A POINT OF BEGINNING. A/K/A 4840 OLD LUCERNE PARK RD, WINTER HAVEN, FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated in Hillsborough County, Florida this 21st day of March, 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 March 24, 31, 2017 17-00467K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 17CP-341 Division Probate IN RE: ESTATE OF NORMAN L. MARTINEAU Deceased.

The administration of the estate of Norman L. Martineau, deceased, whose date of death was October 28, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, 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 March 24, 2017.

Personal Representative: Lucille Martineau 143 Pansy Street Davenport, Florida 33837 Attorney for Personal Representative: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 307 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: kelly@stonelawgroupfl.com March 24, 31, 2017 17-00455K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO: 17CP-0427 IN RE: ESTATE OF JAMES C. SCOTT, Deceased.

The administration of the estate of JAMES C. SCOTT, deceased, whose date of death was January 30, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Post Office Box 9000, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 24, 2017.

Personal Representative: TEKA R. SCRUGGS, Personal Representative P.O. Box 583 Frostproof, FL 33843-0583 Attorney for Personal Representative: Samuel E. Duke, Attorney Florida Bar No. 146560 Post Office Box 3706 Lake Wales, FL 33859-3706 Telephone: 863/676-9461 Email Address: sdukeatty@aol.com March 24, 31, 2017 17-00456K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2017CP291XX IN RE: ESTATE OF MIGUEL PEREZ ROGRIGUEZ, Deceased.

The administration of the estate of MIGUEL PEREZ RODRIGUEZ, deceased, File No. 2017CP291XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, 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, including unmaturred, 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 the decedent's estate, including unmaturred, 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 NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is March 24, 2017.

Personal Representative: Linda M. Rodriguez 517 Stanley Avenue Frostproof, FL 33843 Attorney for Personal Representative: Judy A. Romano, Esq. Florida Bar No. 881200 6719 Winkler Rd., Suite 118 Ft. Myers, Florida 33919 Telephone: (239) 437-5378 March 24, 31, 2017 17-00457K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 17cp-0465 IN RE: ESTATE OF RUBY G. RABORN, A/K/A RUBY GRAY POLLARD RABORN, A/K/A RUBY GREY RABORN Deceased.

The administration of the estate of Ruby G. Raborn, A/K/A Ruby Gray Pollard Raborn, A/K/A Ruby Grey Raborn, deceased, whose date of death was January 6, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2017.

Personal Representative: Billy D. Raborn 2124 Mango Ave. Haines City, Florida 33844 Attorney for Personal Representative: Cynthia J. McMillen Attorney Florida Bar Number: 351581 Law Offices of Joseph F. Pippen, Jr. & Assoc., PL 1920 East Bay Drive Largo, Florida 33771 Telephone: (727) 586-3306 x 208 Fax: (727) 585-4209 E-Mail: Cynthia@attypip.com Secondary E-Mail: Suzie@attypip.com March 24, 31, 2017 17-00472K

OFFICIAL COURT HOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



SECOND INSERTION

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

CASE NO.: 2016CA002139000000
PINGORA LOAN SERVICING, LLC
Plaintiff, vs.
GREGORY S. WHITE A/K/A
GREGORY WHITE, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated December 15, 2016, and entered in Case No. 2016CA002139000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein PINGORA LOAN SERVICING, LLC, is Plaintiff, and GREGORY S. WHITE A/K/A GREGORY WHITE, 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 18 day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 13, Block B, of the Unrecorded Plat of Gibsonia Manor, described as: Begin at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 23, Township 27 South, Range 23 East, Polk County, Florida, run West 678 feet and North 545 feet for the Point of Beginning, run thence North 90 feet, thence run

East 160 feet, thence South 90 feet, thence West 160 feet to the Point of Beginning.

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: March 16, 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:
FLService@PhelanHallinan.com
PH # 71437
March 24, 31, 2017 17-00439K

SECOND INSERTION

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

CASE NO.: 2015CA004579000000
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
Plaintiff, vs.
WARREN SMITH A/K/A WARREN
N. SMITH, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated December 15, 2016, and entered in Case No. 2015CA004579000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and WARREN SMITH A/K/A WARREN N. 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 18 day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 10, IN BLOCK 1171, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUGH 28, INCLUSIVE, 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: March 16, 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:
FLService@PhelanHallinan.com
PH # 70912
March 24, 31, 2017 17-00440K

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.: 2016CA002746
DIVISION: 11
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
JEAN R CURTIS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 9, 2017, and entered in Case No. 2016CA002746 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 Jean R. Curtis, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 13th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THE SOUTH 90.0 FEET OF THE NORTH 875.00 FEET OF THE WEST 142.0 FEET OF EAST ONE HALF OF WEST ONE HALF OF NORTHWEST ONE FOURTH OF SOUTHWEST ONE FOURTH OF SECTION 10 TOWNSHIP 28 SOUTH RANGE 24 EAST SUBJECTED TO EASEMENT FOR

PUBLIC UTILITIES ACROSS THE WEST 7.5 FEET THEREOF WITH A STREET ADDRESS OF 1224 PLEASANT PLACE LAKE-LAND FLORIDA 3380 A/K/A 1224 PLEASANT PLACE, LAKELAND, FL 33801

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

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

Dated in Hillsborough County, Florida this 17th day of March, 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 - 16-024779
March 24, 31, 2017 17-00441K

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.

2016CA-000857-0000-00
U.S. Bank National Association,
as Trustee for Merrill Lynch
Mortgage Investors Trust,
Mortgage Loan Asset-Backed
Certificates, Series 2006-OPT1,
Plaintiff, vs.
Bertin Sautius; Unknown Spouse
of Bertin Sautius; Nadine Lemene
a/k/a Nadine Lenene; Unknown
Spouse of Nadine Lemene a/k/a
Nadine Lenene; Sand Canyon
Corporation f/k/a Option
One Mortgage Corporation;
Settlers Creek of Central Florida
Homeowners Association, Inc.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 9, 2016, entered in Case No. 2016CA-000857-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT1 is the Plaintiff and Bertin Sautius; Unknown Spouse of Bertin Sautius; Nadine Lemene a/k/a Nadine Lenene; Unknown Spouse of Nadine Lemene a/k/a Nadine Lenene; Sand Canyon Corporation f/k/a Option One Mortgage Corporation; Settlers Creek of Central Florida Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 10th day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 23, SETTLERS CREEK NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 16 AND 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 17th day of March, 2017.

By Jimmy Edwards, Esq.
Florida Bar No. 81855
BROCK & SCOTT, PLLC
Attorney for Plaintiff
1501 N.W. 49th Street, Suite 200
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6209
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
File # 15-F12886
March 24, 31, 2017 17-00438K

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.: 53-2015-CA-002727

DEUTSCHE BANK TRUST
COMPANY AMERICAS, AS
TRUSTEE FOR RESIDENTIAL
ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2006-QS3,
Plaintiff, vs.
SANDRA M RIST; 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 February 24, 2017 in Civil Case No. 53-2015-CA-002727, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS3 is the Plaintiff, and SANDRA M RIST; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MILLENNIA FUNDING CORPORATION; UNKNOWN TENANT #1 N/K/A JESSICA RIST; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on April 10, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, RAIN TREE VILLAGE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 65, PAGE 32, 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 21 day of March, 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
1221-11024B
March 24, 31, 2017 17-00477K

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.:

2016-CA-002458
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
JENNIFER LYNN JOHNSON
A/K/A JENNIFER L.
JOHNSON; TERRY LEE
JOHNSON; UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
CREDITORS, GRANTEES,
ASSIGNEES, LIENORS, TRUSTEES
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF WILLIAM DEAN
JOHNSON; LAKE DEXTER
WOODS HOMEOWNERS
ASSOCIATION, INC.; UNITED
STATES OF AMERICA,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on March 7, 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 April 21, 2017 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 91, LESS THE WEST 50 FEET THEREOF, LAKE DEXTER WOODS, PHASE 2, A SUBDIVISION ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 545 Lake Dexter Boulevard, Winter Haven, FL 33884

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

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

Dated: 3/21/17
Michelle A. DeLeon, Esquire
Florida Bar No.: 68587

Quintairo, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(855) 287-0211 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: mdeleon@qpwblaw.com
Matter # 95327
March 24, 31, 2016 16-00476K

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.

2016CA-003046-0000-00
HSBC Bank USA, N.A., as Trustee
on behalf of ACE Securities Corp.
Home Equity Loan Trust and for
the registered holders of ACE
Securities Corp. Home Equity
Loan Trust, Series 2007-ASAP1,
Asset Backed Pass-Through
Certificates,
Plaintiff, vs.
Daniel S. Okraska; Unknown
Spouse of Daniel S. Okraska;
Micheline B. Okraska; Unknown
Spouse of Micheline B. Okraska;
Clerk of the Court, Polk County,
Florida; Ridge of Dundee
Homeowners Association, Inc.;
Equity Resources, Inc.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 24, 2017, entered in Case No. 2016CA-003046-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-ASAP1, Asset Backed Pass-Through Certificates is the Plaintiff and Daniel S. Okraska; Unknown Spouse of Daniel S. Okraska; Micheline B. Okraska; Unknown Spouse of Micheline B. Okraska; Clerk of the Court, Polk County, Florida; Ridge of Dundee Homeowners Association, Inc.; Equity Resources, Inc., are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 10th day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 35, RIDGE OF DUNDEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 17th day of March, 2017.

By Jimmy Edwards, Esq.
Florida Bar No. 81855
BROCK & SCOTT, PLLC
Attorney for Plaintiff
1501 N.W. 49th Street, Suite 200
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File # 15-F02506
March 24, 31, 2017 17-00437K

SECOND INSERTION

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

Case #: 2015-CA-000341

DIVISION: 7
Carrington Mortgage Services, LLC
Plaintiff, vs.-
Thomas G. Kordusky; Ronald M.
Kordusky; Unknown Spouse of
Thomas G. Kordusky; Unknown
Spouse of Ronald M. Kordusky;
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors,
And Trustees Of John J. Kordusky,
Deceased, And All Other Person
Claiming By And Through, Under,
Against The Named Defendant
(s); Cypresswood Community
Association Villas On The Green;
The Cypresswood Community
Association, Inc.; Unknown Tenant
#1
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-000341 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Carrington Mortgage Services, LLC, Plaintiff and Thomas G. Kordusky 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 April 18, 2017, the following described property as set forth in said Final Judgment, to-wit:

UNIT 37, BUILDING G, CYPRESSWOOD TENNIS VILLAS, UNRECORDED, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 220.74

FEET NORTH AND 1140.08 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 03 DEGREES 03 MINUTES 30 SECONDS EAST, 70.67 FEET; THENCE RUN SOUTH 86 DEGREES, 56 MINUTES 30 SECONDS WEST, 26.67 FEET; THENCE RUN NORTH 03 DEGREES 03 MINUTES 30 SECONDS WEST, 70.67 FEET; THENCE RUN NORTH 86 DEGREES, 56 MINUTES 30 SECONDS EAST, 26.67 FEET TO THE POINT OF BEGINNING ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

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
15-291825 FC01 CGG
March 24, 31, 2017 17-00443K

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.

2014CA-005020-0000-00
REVERSE MORTGAGE
SOLUTIONS, INC. ,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF ELI
AUGUSTUS POWELL, DECEASED,
et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2017, and entered in 2014CA-005020-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE SOLUTIONS, INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELI AUGUSTUS POWELL, DECEASED; CATHERINE BROWN GLOVER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1 N/K/A JOSEPH MCGEE 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 April 27, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 5, AND THE EAST 1/2 OF LOT 4, IN BLOCK 15, OF SCHIPMAN'S SURVEY OF TRAMMEL AND CLOUGH'S LAND, LAKE-LAND, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK "G", PAGE 360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 210 EAST MYRTLE STREET, LAKE-LAND, FL 33801

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

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

Dated this 21 day of March, 2017.
By: Thomas Joseph
Thomas Joseph, Esquire
Florida Bar No. 123350
Communication Email:
tjoseph@rasflaw.com
ROBERTSON, ANSCHUTZ
& SCHNEID, P.L.
Attorney for Plaintiff
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Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
15-071195 - MoP
March 24, 31, 2017 17-00470K

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.: 2016CA002252000000
DIVISION: SECTION 4
BANK OF AMERICA, N.A., Plaintiff, vs. DERRICK EARVIN et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 1, 2017, and entered in Case No. 2016CA002252000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Bank of America, N.A., is the Plaintiff and Derrick M. Earvin, Jr., Nadja C. Colon-Torres, 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 18th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THE SOUTH 6 FEET OF LOT 6 AND LOT 7 LESS AND EXCEPT THE SOUTH 3 FEET THEREOF, TIMBER WOOD UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71 PAGE 24 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

3248 TIMBERLINE ROAD, WINTER HAVEN, FL 33880

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

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

Dated in Hillsborough County, Florida this 20th day of March, 2017.

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-16-01129
 March 24, 31, 2017 17-00442K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2016CA004167000000
WESTRIDGE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. VERNELL SPENCE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 14, 2017 in Case No. 2016CA004167000000in the Circuit Court in and for Polk County, Florida wherein WESTRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and VERNELL SPENCE, et al, is the Defendant. I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on April 28, 2017. www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 257, WESTRIDGE PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGES 37-38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

More commonly known as: 123 SANTANA PLACE, 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: March 20, 2017

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

FLORIDA COMMUNITY LAW GROUP, P.L.
 Attorneys for Plaintiff
 1855 Griffin Road, Suite A-423
 Dania Beach, FL 33004
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 March 24, 31, 2017 17-00451K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2016CA003494000000
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs. DONALD MARK TAYLOR, et al Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated February 22, 2017, and entered in Case No. 2016CA003494000000 of the Circuit Court of the Tenth Judicial Circuit in and for POLK COUNTY, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and DONALD MARK TAYLOR, 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 24 day of April, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 11, Lindale Estates, according to the map or plat thereof, as recorded in Plat Book 92, Page 37, 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: March 21, 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 # 77587
 March 24, 31, 2017 17-00468K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2016 CA 003319
BAC FLORIDA BANK, Plaintiff, vs. PAUL CLIFFORD JOHNSON; JULIE JOHNSON; AVIANA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendants.

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

LOT 110, AVIANA PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 42 THROUGH 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Address: 134 Viola Drive, Davenport, Florida 33837

at public sale, to the highest and best bidder, for cash, bidding will begin at 10:00 o'clock a.m. on April 24, 2017, at www.polk.realforeclose.com.

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 PER SECTION 45.031, FLORIDA STATUTES.

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.

August J. Stanton, III
 Florida Bar No.: 0976113

GASDICK STANTON EARLY, P.A.
 1601 W. Colonial Drive
 Orlando, Florida 32804
 Ph. (407) 423-5203;
 Fax (407) 425-4105
 E-mail: pleadings@gse-law.com
 Attorneys for Plaintiff
 March 24, 31, 2017 17-00446K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2016CA002885
BAC FLORIDA BANK, Plaintiff, vs. SCOTT JENKINS; KERRY JENKINS; DAVENPORT LAKES HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendants.

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

Lot 103, Davenport Lakes, Phase Two, according to the plat thereof as recorded in Plat Book 96, Pages 5, 6 and 7, Public Records of Polk County, Florida.
 Address: 126 Ethan Ave. Davenport, Florida 33897

at public sale, to the highest and best bidder, for cash, bidding will begin at 10:00 o'clock a.m. on April 24, 2017, at www.polk.realforeclose.com.

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 PER SECTION 45.031, FLORIDA STATUTES.

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.

August J. Stanton, III
 Florida Bar No.: 0976113

GASDICK STANTON EARLY, P.A.
 1601 W. Colonial Drive
 Orlando, Florida 32804
 Ph. (407) 423-5203;
 Fax (407) 425-4105
 E-mail: pleadings@gse-law.com
 Attorneys for Plaintiff
 March 24, 31, 2017 17-00447K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2016CA003014000000
BANK OF AMERICA, N.A.; Plaintiff, vs. JANCIE L. BRAVO A/K/A JANICE L. BRAVO, JOSE R. BRAVO, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 17, 2017, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on April 4, 2017 at 10:00 am the following described property:

LOT 41, SUBDIVISION PLAT OF WATER RIDGE SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 46 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: LOT 41 WATER RIDGE, LAKE ALFRED, FL 33850

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

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

WITNESS my hand on March 15, 2017.

Keith Lehman, Esq.
 FBN. 85111

Attorneys for Plaintiff
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 100 West Cypress Creek Road,
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 Fort Lauderdale, FL 33309
 Phone: (954)-644-8704;
 Fax (954) 772-9601
 ServiceFL@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 16-10261-FC
 March 24, 31, 2017 17-00452K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2016CA001959
VANDEBILT MORTGAGE AND FINANCE, INC., A TENNESSEE CORPORATION P.O. Box 9800 Maryville, TN 37802 Plaintiff(s), vs. DANIEL E. BROWN; ELIZABETH HOLLING; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF FRANKLIN P. PITCHER, DECEASED; POLK COUNTY, FLORIDA, CLERK OF COURT; TD BANK, N.A.; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 14, 2017, in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of April, 2017, at 10:00 A.M. on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

BEGIN AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1288.20 FEET FOR THE POINT OF BEGINNING, RUN THENCE EAST 150 FEET, THENCE SOUTH 200 FEET, THENCE WEST 150 FEET, THENCE NORTH 200 FEET TO THE POINT OF BEGINNING, BE-

ING LOT 9 OF KENT ACRES, AN UNRECORDED SUBDIVISION. TOGETHER WITH THAT CERTAIN 2001 SKYLINE, OAK HAVEN, MOBILE HOME WITH IDENTIFICATION NO.S 8U620112PA AND 8U620112PB. PROPERTY ADDRESS: 304 KENT ROAD, LAKELAND, 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 sixty (60) days after the sale.

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

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

Respectfully submitted,
 Tyler W. Sawyer, Esq.
 FL Bar # 123361

For HARRISON SMALBACH, ESQ.
 Florida Bar # 116255

PADGETT LAW GROUP
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlaw.net
 Attorney for Plaintiff
 TDP File No. 16-000657-1
 March 24, 31, 2017 17-00436K

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. 2016CA002949
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JAMES N TAGGETT A/K/A JAMES TAGGETT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2016, and entered in 2016CA002949 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JAMES N TAGGETT A/K/A JAMES TAGGETT; FLORIDA HOUSING FINANCE CORPORATION 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 April 25, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 62 OF AN UNRECORDED PLAT OF TIMBERLANE WOODLAND SECTION, A SUBDIVISION LYING PARTLY IN ACRESAGE LOT "B" OF TIMBERLANE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LYING PARTLY IN ACRESAGE LYING IMMEDIATELY SOUTH OF ACRESAGE LOT "B", SAID LOT 62 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF GOVERNMENT LOT 1 IN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 28 EAST AND RUN SOUTH 0° 45' EAST,

ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 1, A DISTANCE OF 40.56 FEET; THENCE SOUTH 48° 27' EAST 722.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 48° 27' EAST 75 FEET; THENCE SOUTH 41° 33' WEST 79 FEET; THENCE SOUTH 18° 55'49" WEST 169 FEET; THENCE SOUTH 41° 33' WEST 15 FEET; THENCE NORTH 48° 27' WEST 140 FEET; THENCE NORTH 41° 33' EAST 250 FEET TO THE POINT OF BEGINNING.
 Property Address: 5253 LIMBERLOST DRIVE, LAKE WALES, FL 33898

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 20 day of March, 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
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 Facsimile: 561-997-6909
 Service Email: mail@rasflaw.com
 16-115251 - MoP
 March 24, 31, 2017 17-00450K

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.: 2016CA002222000000
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, DAYLE E. HOWE, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 9, 2017, and entered in Case No. 2016CA002222000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Ditech Financial LLC F/K/A Green Tree Servicing LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Dayle E. Howe, deceased, Brandi Renee Howe a/k/a Brandi R. Howe, as an Heir of the Estate of Dayle E. Howe, deceased, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County,

Florida at 10:00am EST on the 13th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THE SOUTH 200 FEET OF THE NORTH 640 FEET OF THE EAST 200 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 60 FEET THEREOF, BUT TOGETHER WITH 2 PERCENT UNDIVIDED INTEREST IN THE EAST 60 FEET ABOVE MENTIONED.
 A/K/A 301 FARMER BROWN ROAD, LAKELAND, FL 33801

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

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

Dated in Hillsborough County, Florida this 21st day of March, 2017.

Andrea Alles
 Andrea Alles, Esq.
 FL Bar # 114757

Albertelli Law
 Attorney for Plaintiff
 P.O. Box 23028
 Tampa, FL 33623
 (813) 221-4743
 (813) 221-9171 facsimile
 eService: servealaw@albertellilaw.com
 JR - 15-208584
 March 24, 31, 2017 17-00466K

SECOND INSERTION

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

Case No. 2014-CA-000083
**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT
Plaintiff, vs.
JUPITER HOUSE, LLC, et al.
Defendants.**
TO: CHIQUITO T. CAI A/K/A CAI
CHIQUITO
LAST KNOWN ADDRESS
820 TEALWOOD DR APT 203
BRANDON, FL 33510

You are notified that an action
to foreclose a mortgage on the fol-
lowing property in Polk County,
Florida:

LOT 197, RUBY LAKE PHASE
SIX, ACCORDING TO THAT
CERTAIN PLAT AS RE-
CORDED IN PLAT BOOK 112,
PAGE(S) 49 AND 50, PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

commonly known as 294 RUBY LAKE
LN, WINTER HAVEN, FL 33884 has
been filed against you and you are re-
quired to serve a copy of your written
defenses, if any, to it on Jennifer M.
Scott of Kass Shuler, P.A., plaintiff's
attorney, whose address is P.O. Box

800, Tampa, Florida 33601, (813)
229-0900, on or before 4/19/17, (or
30 days from the first date of publi-
cation, whichever is later) and file the
original with the Clerk of this Court
either before service on the 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, with-
in two (2) working days of your receipt
of this (describe notice); if you are
hearing or voice impaired, call TDD
(863) 534-7777 or Florida Relay Ser-
vice 711.

Dated: March 13, 2017.

CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL)
By: Danielle Cavas
Deputy Clerk
Jennifer M. Scott

Kass Shuler, P.A.
Plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
327878/1666428/and
March 24, 31, 2017

17-00454K

SECOND INSERTION

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

CASE NO.:
**2016CA-001193-0000-00
WELLS FARGO BANK, N.A.
Plaintiff, vs.
KENNETH C. KOLLMEIER A/K/A
KENNETH KOLLMEIER, et al
Defendant(s)**

NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of fore-
closure dated February 22, 2017 and
entered in Case No. 2016CA-001193-
0000-00 of the Circuit Court of the
TENTH Judicial Circuit in and for
POLK COUNTY, Florida, wherein
WELLS FARGO BANK, N.A., is
Plaintiff, and KENNETH C. KOLL-
MEIER A/K/A KENNETH KOLL-
MEIER, 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 ac-
cordance with Chapter 45, Florida Stat-
utes, on the 24 day of April, 2017, the
following described property as set
forth in said Final Judgment, to wit:

Lot 91, LAKE PIERCE RANCH-
ETTES, according to the plat
thereof as recorded in Plat Book
71, Page 19, Public Records of Polk
County, Florida.
TOGETHER WITH THAT
CERTAIN 2004, PALM HAR-

BOR, 900 SERIES, NEWPORT
Z MOBILE HOME, SERIAL #
PH0914690A/BFL.

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

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

Dated: March 21, 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 # 72391
March 24, 31, 2017

17-00469K

SECOND INSERTION

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

Case No.
**2015-CA-004356
Division 04
U.S. BANK TRUST, N.A., AS
TRUSTEE FOR LSF9 MASTER
PARTICIPATION TRUST
Plaintiff, vs.**

**KARA SMITH F/K/A KARA M.
DEVORSS A/K/A KARA MARIE
DEVORSS, ROBERT SMITH A/K/A
ROBERT RANDOLPH SMITH,
CITY OF LAKE LAND, FLORIDA,
W.S. BADCOCK, CORPORATION,
STATE OF FLORIDA,
DEPARTMENT OF REVENUE,
POLK COUNTY, FLORIDA, AND
UNKNOWN TENANTS/OWNERS,
Defendants.**

Notice is hereby given, pursuant
to Final Judgment of Foreclosure
for Plaintiff entered in this case
on January 17, 2017, in the Circuit
Court of Polk County, Florida, Stacy
M. Butterfield, Clerk of the Circuit
Court, will sell the property situat-
ed in Polk County, Florida described
as:

LOT 31, BLOCK 3, CLEVELAND
HEIGHTS MANOR, ACCORD-
ING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK
43, PAGE 32, OF THE PUBLIC

RECORDS OF POLK COUNTY,
FLORIDA.

and commonly known as: 2913
MAPLEWOOD AVE, LAKE LAND,
FL 33803; including the building,
appurtenances, and fixtures locat-
ed therein, at public sale at 10:00
A.M., on-line at www.polk.realfore-
close.com on April 18, 2017 to the
highest bidder for cash after giving
notice as required by Section 45.031
F.S.

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

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

Lindsay M. Alvarez
(813) 229-0900 x

Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
328026/1454713/lma
March 24, 31, 2017

17-00453K

SECOND INSERTION

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

CASE NO. 2014CA-001722-0000-00
**U.S. BANK, NATIONAL
ASSOCIATION, AS TRUSTEE OF
CITIGROUP MORTGAGE LOAN
TRUST, INC. ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2007-AMC4,
Plaintiff, vs.**

**SUSAN MEYER A/K/A SUSAN J
MEYER, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN
pursuant to a Final Judgment of
Foreclosure dated June 03, 2015,
and entered in 2014CA-001722-
0000-00 of the Circuit Court of the
TENTH Judicial Circuit in and for
Polk County, Florida, wherein U.S.
BANK, NATIONAL ASSOCIATION,
AS TRUSTEE OF CITIGROUP
MORTGAGE LOAN TRUST, INC.
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2007-
AMC4 is the Plaintiff and SUSAN
MEYER A/K/A SUSAN J MEYER;
DISCOVER BANK; CAPITAL ONE
BANK (USA), N.A. F/K/A CAPITAL
ONE BANK are the Defendant(s).
Stacy M. Butterfield as the Clerk
of the Circuit Court will sell to the
highest and best bidder for cash
at www.polk.realforeclose.com, at
10:00 AM, on April 13, 2017, the
following described property as set
forth in said Final Judgment, to wit:

LOT 22, BLOCK 14, AUBURN-
DALE HEIGHTS, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED ON
PLAT BOOK 2, PAGE 13, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

Property Address: 401 OAK ST,
AUBURNDALE, FL 33823
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim within 60
days after the sale.

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

Dated this 20 day of March, 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
March 24, 31, 2017

17-00449K

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.
**2016CA002438000000
THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK AS SUCCESSOR
IN INTEREST TO JP MORGAN
CHASE BANK N.A. AS
INDENTURE TRUSTEE FOR
NEWCASTLE MORTGAGE
SECURITIES TRUST 2006-1,
Plaintiff, vs.
LINDA L. MURDOCCA, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of Foreclosure
dated January 26, 2017, and entered in
2016CA002438000000 of the Circuit
Court of the TENTH Judicial Circuit in
and for Polk County, Florida, wherein
THE BANK OF NEW YORK MEL-
LON F/K/A THE BANK OF NEW
YORK AS SUCCESSOR IN INTER-
EST TO JP MORGAN CHASE BANK
N.A. AS INDENTURE TRUSTEE
FOR NEWCASTLE MORTGAGE
SECURITIES TRUST 2006-1 is the
Plaintiff and LINDA L. MURDOCCA;
UNKNOWN SPOUSE OF LINDA L.
MURDOCCA; HSBC MORTGAGE
SERVICES INC.; BENEFICIAL
FLORIDA, INC. are the Defendant(s).
Stacy M. Butterfield as the Clerk of the
Circuit Court will sell to the highest
and best bidder for cash at www.polk.
realforeclose.com, at 10:00 AM, on
April 26, 2017, the following described
property as set forth in said Final

Judgment, to wit:

LOT 27, OF BERKLEY POINTE,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 104, PAGES 48 AND
49, OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
Property Address: 708 BERKLEY
POINTE DRIVE, AUBURN-
DALE, FL 33823

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

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

Dated this 15 day of March, 2017.

By: Philip Stecco
Philip Stecco, Esquire
Florida Bar No. 108384
Communication Email:
pstecco@rasflaw.com

ROBERTSON, ANSCHUTZ
& SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
March 24, 31, 2017

17-00448K

SECOND INSERTION

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

Case #: 2015-CA-001907
DIVISION: 01
**Wilmington Savings Fund Society,
FSB, d/b/a Christiana Trust, not
individually but as trustee for
Pretium Mortgage Acquisition Trust
Plaintiff, -vs.-
Gary Evans a/k/a Gary L. Evans;
Cindy Evans; Unknown Parties
in Possession #1, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, devisees, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, devisees, Grantees, or Other
Claimants
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale or
Final Judgment, entered in Civil Case No.
2015-CA-001907 of the Circuit Court of
the 10th Judicial Circuit in and for Polk
County, Florida, wherein Wilmington
Savings Fund Society, FSB, d/b/a Chris-
tiana Trust, not individually but as trustee
for Pretium Mortgage Acquisition Trust,
Plaintiff and Gary Evans a/k/a Gary L.

Evans are defendant(s), I, Clerk of Court,
Stacy M. Butterfield, will sell to the high-
est and best bidder for cash at www.polk.
realforeclose.com at 10:00 A.M. on April
28, 2017, the following described prop-
erty as set forth in said Final Judgment,
to-wit:

THE WEST 40 FEET OF LOT 9
AND THE EAST 20 FEET OF
LOT 10 IN BLOCK 7 OF GOLD-
EN RULE COURT, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 10,
PAGE 46, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
15-282597 FCO1 UBG
March 24, 31, 2017

17-00445K

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-003896
DIVISION: 7

**The Bank of New York Mellon f/k/a
The Bank of New York as successor
in interest to JP Morgan Chase
Bank, N.A. as Trustee for Structured
Asset Mortgage Investments II Trust
2006-AR7 Mortgage Pass-Through
Certificates Series 2006-AR7
Plaintiff, -vs.-
Charles Clark; Unknown Spouse
of Charles Clark; City of Mulberry,
Florida; Unknown Parties in
Possession #1, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, devisees, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, devisees, Grantees, or Other
Claimants
Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-
ant to order rescheduling foreclosure
sale or Final Judgment, entered in Civil
Case No. 2016-CA-003896 of the Cir-
cuit Court of the 10th Judicial Circuit in
and for Polk County, Florida, wherein
The Bank of New York Mellon f/k/a The
Bank of New York as successor in inter-
est to JP Morgan Chase Bank, N.A. as
Trustee for Structured Asset Mortgage

Investments II Trust 2006-AR7 Mort-
gage Pass-Through Certificates Series
2006-AR7, Plaintiff and Charles Clark
are defendant(s), I, Clerk of Court, Sta-
cy M. Butterfield, will sell to the highest
and best bidder for cash at www.polk.
realforeclose.com at 10:00 A.M. on
April 18, 2017, the following described
property as set forth in said Final Judg-
ment, to-wit:

LOT 13, IN BLOCK 2, OF BRYAN
AND SWEAT'S ADDITION TO
THE TOWN OF MULBERRY,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 1, PAGE 64, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTER-
EST 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, with-
in two (2) working days of your receipt
of this (describe notice); if you are
hearing or voice impaired, call TDD
(863) 534-7777 or Florida Relay Ser-
vice 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
16-304197 FCO1 CXE
March 24, 31, 2017

17-00444K

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. 2016CA002426000000
**JAMES B. NUTTER & 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 JACKIE L.
CANNON A/K/A JACKIE CANNON,
DECEASED, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of Fore-
closure dated February 27, 2017, and
entered in 2016CA002426000000 of
the Circuit Court of the TENTH Ju-
dicial Circuit in and for Polk County,
Florida, wherein JAMES B. NUTTER
& COMPANY is the Plaintiff and THE
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTER-
EST IN THE ESTATE OF JACKIE L.
CANNON A/K/A JACKIE CANNON,
DECEASED; CONNIE L. GREEN;
TONY D. WALTERS A/K/A TONY
DEWAYNE WALTERS; UNITED
STATES OF AMERICA ACTING ON
BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVEL-
OPMENT C/O U.S. ATTORNEY IN
MIDDLE DISTRICT; PORTFOLIO
RECOVERY ASSOCIATES, LLC;
MELANIE WALTERS; STATE OF
FLORIDA, DEPARTMENT OF REVENUE;
CLERK OF THE COURT,
POLK COUNTY, FLORIDA 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 April 13, 2017, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

LOT 65, HILL-N-DALE, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 70, PAGE 68 OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

Property Address: 3822 DALE ST
, 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, (863) 534-4690, within
two (2) working days of your receipt of
this (describe notice); if you are hearing
or voice impaired, call TDD (863) 534-
7777 or Florida Relay Service 711.

Dated this 21 day of March, 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
March 24, 31, 2017

17-00471K

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.: 2016CA002984000000
**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2007-NC1
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-NC1,
Plaintiff, vs.**

**CANH V. NGUYEN; 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 9, 2016 in Civil
Case No. 2016CA002984000000, of
the Circuit Court of the TENTH Ju-
dicial Circuit in and for Polk County,
Florida, wherein DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS
TRUSTEE FOR MORGAN STANLEY
ABS CAPITAL I INC. TRUST 2007-
NC1 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-
NC1 is the Plaintiff, and CANH V.
NGUYEN; FLORENCE A. NGUYEN;
ANY AND ALL UNKNOWN PAR-
TIES CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Stacy M.
Butterfield, CPA will sell to the high-
est bidder for cash at www.polk.re-
alforeclose.com on April 10, 2017 at
10:00 AM EST the following described
real property as set forth in said Final

Judgment, to wit:

LOT 14 OF THE UNRECORDED
PLAT OF MERRIAM HEIGHTS
DESCRIBED AS FOLLOWS;
THE WEST 110 FEET OF
THE EAST 220 FEET OF THE
WEST 1/2 OF THE NORTH
1/2 OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4 OF
SECTION 18, TOWNSHIP 29
SOUTH, RANGE 24 EAST, POLK
COUNTY, FLORIDA, LESS THE
SOUTH 195 FEET AND THE
NORTH 330 FEET THEREOF.

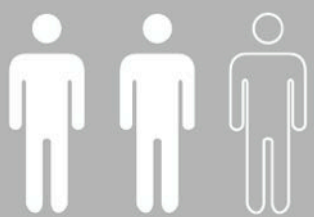
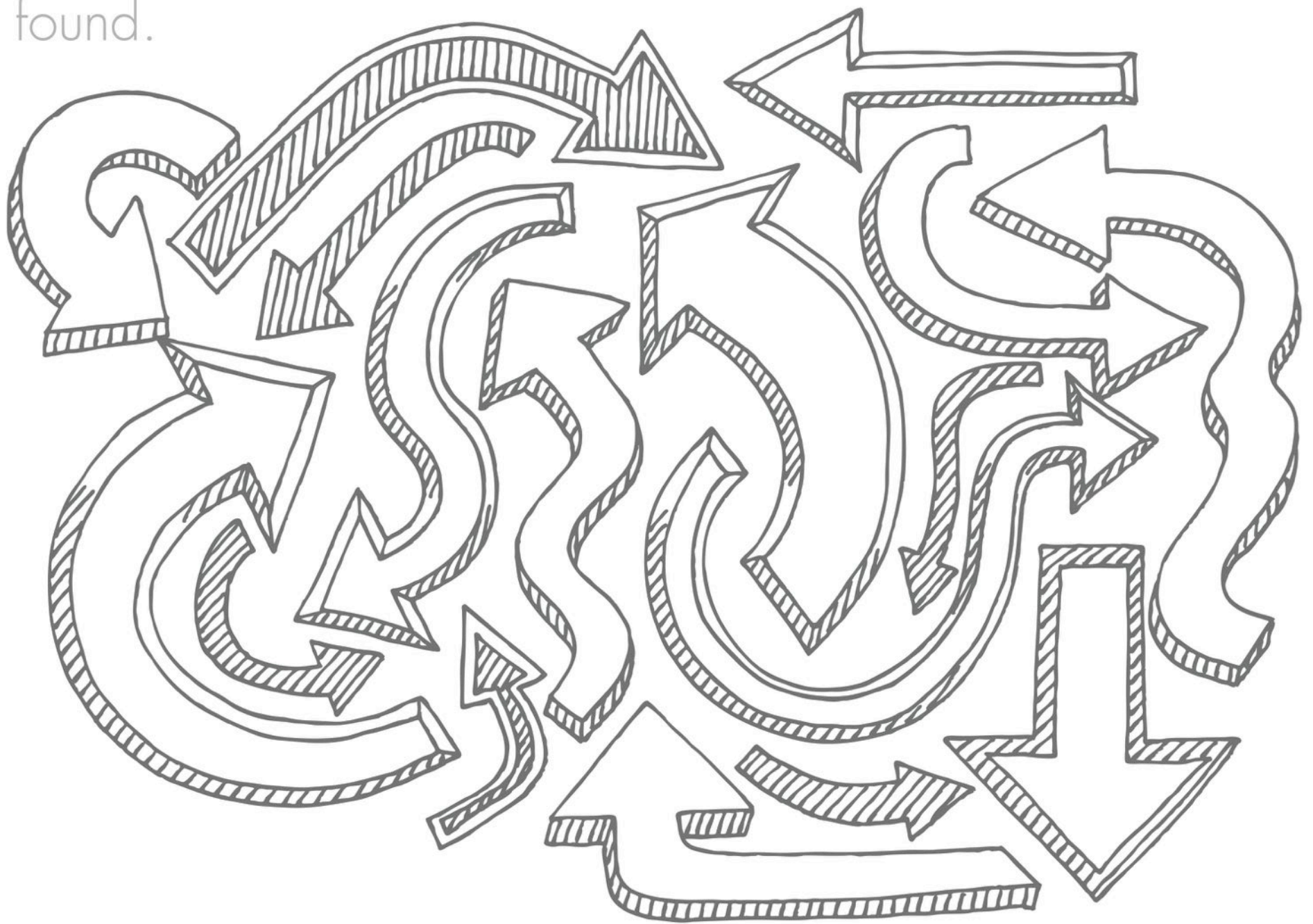
ANY PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.

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

Dated this 21 day of March, 2017.
By: John Aoraha

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.



www.newsmediaalliance.org

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 a 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.

