

## POLK COUNTY LEGAL NOTICES

**FIRST INSERTION**

**NOTICE OF SALE OF ABANDONED PROPERTY**  
TO: Henry Stanley Hatcher  
78 Murcott Dr.  
Winter Haven, FL 33884  
Lee Ann Imperiale  
78 Murcott Dr.  
Winter Haven, FL 33884  
Notice is hereby given that, pursuant to Section 715.109, Florida Statutes, and the Notice of Right to Reclaim Abandoned Property served on the above-named person on or about June 29, 2017, ORANGE MANOR EAST MOBILE HOME PARK will sell the following described Personal Property: 1970 Single-Wide BROA mobile home  
Title Number 0003935980  
Vehicle Identification Number 16BOZ2S2841  
together with all personal property contained therein  
at public sale, to the highest and best bidder, for cash, at ORANGE MANOR EAST MOBILE HOME PARK, 78 Murcott Dr., Winter Haven, Florida 33884, at 10:00 a.m., on July 28, 2017, s/ Andrew J. McBride  
DAVID S. BERNSTEIN  
Florida Bar No. 454400  
Primary:  
David.Bernstein@arlaw.com  
Secondary: Lisa.DAngelo@arlaw.com  
ANDREW J. MCBRIDE  
Florida Bar No. 0067973  
Primary:  
Andrew.McBride@arlaw.com  
Secondary: Tanya.Yatsco@arlaw.com  
ADAMS AND REESE LLP  
150 2nd Avenue North, Suite 1700  
St. Petersburg, Florida 33733  
Telephone: (727) 502-8215  
Facsimile: (727) 502-8915  
Attorneys for  
Orange Manor East Mobile Home Park  
July 7, 14, 2017 17-01137K

**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 Rx Vapor Company located at 11510 Rockridge Rd, in the County of Polk, in the City of Lakeland, Florida 33809 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland, Florida, this 30th day of June, 2017.  
Christopher McBride  
July 7, 2017 17-01144K

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**  
**Case No. 53-2013-CA-004998 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. Thomas E. Reed Jr. a/k/a Thomas Reed a/k/a Thomas Reed, Jr.; The Unknown Spouse of Thomas E. Reed, Jr. a/k/a Thomas Reed a/k/a Thomas Reed, Jr.; Amber N. Reed a/k/a Amber Reed a/k/a Amber Nichole Coker; The Unknown Spouse of Amber N. Reed a/k/a Amber Reed a/k/a Amber Nichole Coker; 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; Auburn Preserve Homeowners Association, Inc.; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the names being fictitious to account for parties in possession 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 21st day of July, 2017, the following described property as set forth in said Final Judgment, to wit:  
LOT 76, AUBURN PRESERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGES 25, 26, 27 AND 28, 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 28th day of June, 2017.  
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  
By Jimmy Edwards, Esq.  
Florida Bar No. 81855  
File # 15-F06387  
Case No. 53-2013-CA-004998  
July 7, 14, 2017 17-01127K**

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 17-CP-1463 Division Probate IN RE: ESTATE OF JOHN L. DELANEY Deceased.**  
The administration of the estate of John L. Delaney, deceased, whose date of death was May 3, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is July 7, 2017.  
**Personal Representative: Nancy M. Cunningham**  
2842 Peavine Trail  
Lakeland, Florida 33810  
Attorney for Personal Representative: Sarah E. Leffler, Esq.  
Florida Bar Number: 112060  
BOND SCHOENECK & KING PLLC  
4001 Tamiami Trail N, Suite 250  
Naples, FL 34103  
Telephone: (239) 659-3800  
Fax: (239) 659-3812  
E-Mail: sleffler@bsk.com  
Secondary E-mail: jmelendez@bsk.com  
and eserviceff@bsk.com  
July 7, 14, 2017 17-01136K

**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.: 2015CA004162000000 PHH MORTGAGE CORPORATION Plaintiff, vs. DANIELLE L. MARTIN, et al Defendants.**  
RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed June 22, 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, 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 27 day of July, 2017, the following described property as set forth in said Lis Pendens, 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

**FIRST INSERTION**

**NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION**  
**CASE NO.: 2010-CA-004584-WH WELLS FARGO BANK, N.A., Plaintiff, vs. BOBBY JOE THOMAS et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 31, 2017, and entered in Case No. 2010-CA-004584-WH of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Bobby Joe Thomas, Winell V. Thomas, Unknown Tenants/Owners, 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 31st day of July, 2017, the following described property as set forth in said Final Judgment of Foreclosure:  
BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 23 EAST, PROCEED THENCE NORTH 226' FOR A POINT OF BEGINNING; THENCE EAST 168.55'; THENCE NORTH 30'; THENCE EAST 300'; THENCE NORTH 300'; THENCE WEST 468.55'; THENCE SOUTH 330' TO THE POINT OF BEGINNING; AND THE RIGHT TO USE THE 25' EASEMENT ACROSS THE SOUTH PORTION OF THE FOLLOWING DESCRIBED

**FIRST INSERTION**

**NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**  
**Case No. 2015 CA 002810 MCCORMICK 106, LLC, Plaintiff, vs. JUSTIN GAINES, et al., Defendant(s).**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure and Award of Attorney's Fees and Costs dated June 9, 2017, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held online at www.polk.realforeclose.com, on the 8th day of August, 2017 at 10:00 a.m. Eastern Time, the following described property:  
LOT 18, OF SUNNYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 16 AND 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 3972 Sunnyswood Circle, Lakeland, FL 33813.

**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.: 2015CA004162000000 PHH MORTGAGE CORPORATION Plaintiff, vs. DANIELLE L. MARTIN, et al Defendants.**  
RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed June 22, 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, 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 27 day of July, 2017, the following described property as set forth in said Lis Pendens, 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

**FIRST INSERTION**

**PROPERTY, TO-WIT: BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 23 EAST, PROCEED NORTH 556' FOR A POINT OF BEGINNING; THENCE EAST 1320'; THENCE NORTH 200'; THENCE WEST 1320'; THENCE SOUTH 200' TO THE POINT OF BEGINNING.**  
5340 DORMAN ROAD, 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 28th day of June, 2017.  
/s/ Christopher Lindhart  
Christopher Lindhart, Esq.  
FL Bar # 28046  
Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: servealaw@albertellilaw.com  
July 7, 14, 2017 17-01126K

**FIRST INSERTION**

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 June, 2017.  
LAW FIRM OF GARY M. SINGER, P.A.  
1391 Sawgrass Corporate Parkway  
Sunrise, FL 33323  
Telephone: (954) 851-1448  
Facsimile: (954) 851-1447  
pascal@garysingerlaw.com  
service@garysingerlaw.com  
By: /s/ Aaron D. Cohen  
Aaron D. Cohen, Esq.  
Florida Bar No.: 112417  
July 7, 14, 2017 17-01135K

**FIRST INSERTION**

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: June 27, 2017  
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  
By: /s/ Heather J. Koch  
Phelan Hallinan  
Diamond & Jones, PLLC  
Heather J. Koch, Esq.,  
Florida Bar No. 89107  
Emilio R. Lenzi, Esq.,  
Florida Bar No. 0668273  
PH # 68797  
July 7, 14, 2017 17-01130K

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2015 CA 004061 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 Plaintiff(s), vs. MEREDITH L. WELDON; HOA PROBLEM SOLUTIONS 5, INC., AS TRUSTEE OF THE 3281 ENCLAVE BOULEVARD LAND TRUST; ERIKA LEAL; GREGORY J. WELDON; ENCLAVE AT IMPERIAL LAKES HOMEOWNERS ASSOCIATION, INC.; IMPERIAL LAKES MASTER ASSOCIATION, INC.; POLK COUNTY, FLORIDA, CLERK OF COURT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; BANK OF AMERICA, N.A.; THE UNKNOWN TENANT IN POSSESSION OF 3281 ENCLAVE BLVD, MULBERRY, FL 33860, Defendant(s).**  
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 31, 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 30th day of October, 2017 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit:  
LOT 150, ENCLAVE AT IMPERIAL LAKES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 32, OF

**FIRST INSERTION**

described property as set forth in said Final Judgment of Foreclosure:  
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF POLK, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 52, CEDAR COVE PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
355 BANYAN DR WINTER HAVEN FL 33884-2804  
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 28th day of June, 2017.  
/s/ Paige Carlos  
Paige Carlos, Esq.  
FL Bar # 99338  
Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: servealaw@albertellilaw.com  
JR-017398F01  
July 7, 14, 2017 17-01125K

**FIRST INSERTION**

**NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION**  
**CASE NO.: 53-2016-CA-001665 DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC, Plaintiff, vs. JOSE LUIS PINA A/K/A JOSE PINA, AKA JOSE L. PINA, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 14, 2017, and entered in Case No. 53-2016-CA-001665 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Ditech Financial LLC FKA Green Tree Servicing LLC, is the Plaintiff and Bank of America, N.A., Cedar Cove Homeowners Association, Inc., Hilda Martinez, Jose Luis Pina AKA Jose Pina, AKA Jose L. Pina, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James Michael Follin, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Judith Ann Mitchell a/k/a Judith A. Mitchell, 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 31st day of July, 2017, the following

**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 713.78 of the Florida Statutes on July 20, 2017 at 10 A.M.  
\* AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED \*  
2002 BMW,  
VIN# WBAET37402NJ18401  
Located at: 2915 SWINDELL RD, LAKELAND, FL 33805  
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  
July 7, 2017 17-01146K

**FIRST INSERTION**

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS: 3281 ENCLAVE BLVD, MULBERRY, FL 33860  
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.  
AMERICANS WITH DISABILITIES ACT. 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,  
PADGETT LAW GROUP  
HARRISON SMALBACH, ESQ.  
Florida Bar # 116255  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlaw.net  
Attorney for Plaintiff  
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.  
Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. Meredith L. Weldon  
TDP File No. 14-002930-3  
July 7, 14, 2017 17-01131K

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2015 CA 004061 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 Plaintiff(s), vs. MEREDITH L. WELDON; HOA PROBLEM SOLUTIONS 5, INC., AS TRUSTEE OF THE 3281 ENCLAVE BOULEVARD LAND TRUST; ERIKA LEAL; GREGORY J. WELDON; ENCLAVE AT IMPERIAL LAKES HOMEOWNERS ASSOCIATION, INC.; IMPERIAL LAKES MASTER ASSOCIATION, INC.; POLK COUNTY, FLORIDA, CLERK OF COURT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; BANK OF AMERICA, N.A.; THE UNKNOWN TENANT IN POSSESSION OF 3281 ENCLAVE BLVD, MULBERRY, FL 33860, Defendant(s).**  
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 31, 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 30th day of October, 2017 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit:  
LOT 150, ENCLAVE AT IMPERIAL LAKES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 32, OF

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

**CALL 941-906-9386**  
and select the appropriate County name from the menu option

**OR E-MAIL: legal@businessobserverfl.com**

**Business Observer**

## FIRST INSERTION

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

CASE NO.: 2016CA-004270-0000-00  
PHH MORTGAGE CORPORATION, Plaintiff, vs.

CYNTHIA MARIE PRESLER A/K/A CYNTHIA M. PRESLER A/K/A CYNTHIA PRESLER; 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 May 5, 2017 in Civil Case No. 2016CA-004270-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and CYNTHIA MARIE PRESLER A/K/A CYNTHIA M. PRESLER A/K/A CYNTHIA PRESLER; ORUS CECIL CROSS A/K/A ORUS CROSS; TARGET NATIONAL BANK/ TARGET VISA; BANK OF AMERICA, N.A. (USA); 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 July 26, 2017 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

REPLAT OF LOTS 19 TO 36 AND LOTS 106 TO 153 OF ECHO TERRACE, AS SHOWN BY MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 16,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA, WHICH IS EQUIVALENT TO THE W 1/2 OF LOT 30 AND EAST 1/2 OF LOT 31 OF ECHO TERRACE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND BEGINNING AT THE SW CORNER OF THE EAST 1/2 OF THE SAID LOT 31, RUN THENCE S 10', RUN THENCE E 50' TO THE SE CORNER OF THE WEST 1/2 OF SAID LOT 30, RUN THENCE N 10', RUN THENCE W 50' TO THE POB.

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.

## IMPORTANT

AMERICANS WITH DISABILITIES ACT: 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 3 day of July, 2017.

ALDRIDGE | PITE, LLP  
Attorney for Plaintiff

1615 South Congress Avenue  
Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

By: John Aoraha, Esq.

FBN: 102174

Primary E-Mail:

ServiceMail@aldridgepite.com

1271-1236B

July 7, 14, 2017

17-01150K

## 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.: 53-2016-CA-001090  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- NC2, Plaintiff, vs.

VANESA FONSECA-TORRES et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 26 June, 2017, and entered in Case No. 53-2016-CA-001090 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC2, Mortgage Pass-Through Certificates, Series 2007- NC2, is the Plaintiff and Association of Poinciana Villages, Inc., FV-I, Inc., in Trust for Morgan Stanley Mortgage Capital Holdings LLC, Poinciana Village Three Association, Inc., Vanesa Fonseca-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 31st of July, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, BLOCK 755, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 54, PAGE(S) 27 THROUGH 42, INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

503 ALBATROSS DR, KISSIMMEE, FL 34759

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

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

Dated in Hillsborough County, Florida this 30th day of June, 2017.

/s/ Christopher Lindhart  
Christopher Lindhart, Esq.

FL Bar # 28046

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService:

servealaw@albertellilaw.com

JR- 15-208929

July 7, 14, 2017

17-01139K

## 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. 2017CA000110000000  
U.S. Bank Trust, N.A., as Trustee for LSF's Master Participation Trust, Plaintiff, vs.

Steve D. Bishop a/k/a Steve Bishop; Unknown Spouse of Steve D. Bishop a/k/a Steve Bishop, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2017, entered in Case No. 2017CA000110000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein U.S. Bank Trust, N.A., as Trustee for LSF's Master Participation Trust is the Plaintiff and Steve D. Bishop a/k/a Steve Bishop; Unknown Spouse of Steve D. Bishop a/k/a Steve

Bishop 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 27th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:  
LOT 3, ROBERTS LAKESIDE SUBDIVISION, AS RECORDED IN PLAT BOOK 125, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF POLK, STATE OF FLORIDA, TO WIT: BEING A PORTION OF LOT 4 OF ROBERTS LAKESIDE SUBDIVISION, AS RECORDED IN PLAT BOOK 125, PAGE 14,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TO WIT: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 4, RUN S 89 DEG 16 MIN 00 SEC W ALONG THE SOUTH BOUNDARY OF SAID LOT 4 A DISTANCE OF 96.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 89 DEG 16 MIN 00 SEC W A DISTANCE OF 37.17 FEET TO THE SOUTH CORNER OF SAID LOT 4; THENCE RUN N 41 DEG 58 MIN 58 SEC W ALONG SAID SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 87.44 FEET; THENCE RUN S 56 DEG 00 MIN 00 SEC E, A DISTANCE OF 115.38 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.

## 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 17th day of April, 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

## 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.: 2015CA002970000000  
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs.

ESTATE OF DELMAR R. OLSEN A/K/A DELMAR ROLAND OLSEN, DECEASED; ET AL Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 13, 2017 in Civil Case No. 2015CA002970000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff, and ESTATE OF DELMAR R. OLSEN A/K/A DELMAR ROLAND OLSEN, DECEASED; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION INC.; THE UNKNOWN HEIRS AND/ OR BENEFICIARIES OF THE ESTATE OF DELMAR R. OLSEN A/K/A DELMAR ROLAND OLSEN A/K/A DEL OLSON, DECEASED; DANIEL EDWIN OLSON A/K/A DANIEL E. OLSON; KAREN S. TROWELL; UNKNOWN CREDITORS OF THE ESTATE OF DELMAR R. OLSEN A/K/A DELMAR ROLAND OLSEN A/K/A DEL OLSON, DECEASED; JULIE A. MCRAE; DANIEL E. OLSON AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DELMAR R. OLSEN A/K/A DELMAR ROLAND OLSEN A/K/A DEL OLSON, 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

17th day of August, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 1047, VILLAGES 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 30 day of JUN, 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@clegalgroup.com

16-01534

July 7, 14, 2017

17-01140K

## FIRST INSERTION

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 July 28, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 14, BERMUDA POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 6, 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.

## IMPORTANT

AMERICANS WITH DISABILITIES ACT: 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 3 day of July, 2017.

ALDRIDGE | PITE, LLP

Attorney for Plaintiff

1615 South Congress Avenue

Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

By: John Aoraha, Esq.

FBN: 102174

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-6360B

July 7, 14, 2017

17-01151K

## 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. 2016CA004017000000  
BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO COLONIAL BANK BY ACQUISITION OF ASSETS FROM THE FDIC AS RECEIVER FOR COLONIAL BANK, Plaintiff, vs.

CATHY A. RAMEY, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 27, 2017 in Civil Case No. 2016CA004017000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO COLONIAL BANK BY ACQUISITION OF ASSETS FROM THE FDIC AS RECEIVER FOR COLONIAL BANK is Plaintiff and CATHY A. RAMEY, 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 11TH day of August, 2017 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 57, LAKE JULIANA RESERVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 92, PAGE 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.

Lisa Woodburn, Esq.

McCalla Raymer Leibert Pierce, LLC

Attorney for Plaintiff

110 SE 6th Street, Suite 2400

Dania Beach, FL 33004

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 11003

5532957

16-02644-3

July 7, 14, 2017

17-01142K

## FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO. 2016CA002743000000  
WELLS FARGO BANK, N.A. Plaintiff, v.

WILLIAM L. ANDERSON A/K/A WILLIAM ANDERSON; UNKNOWN SPOUSE OF WILLIAM L. ANDERSON A/K/A WILLIAM ANDERSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CARMEL FINANCIAL CORP A/K/A CARMEL FINANCIAL CORPORATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 27th, 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:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 7, OF WEST END FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID PROPERTY BEING LOCATED IN SECTION 23, TOWNSHIP 28 SOUTH, RANGE 23 EAST, THENCE SOUTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 40 FEET FOR POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 316.17 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 290.76 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 316.01 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 290.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, OF WEST END

## FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CASE NO. 2017CA000745000000  
ISLAND CLUB RESORT HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.

OPAL GRANT BENNETT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated June 28, 2017 in Case No. 2017CA000745000000 in the Circuit Court in and for Polk County, Florida wherein ISLAND CLUB RESORT HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and OPAL GRANT BENNETT, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on August 11, 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 64, BIMINI BAY PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGES 34-37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 907 WASHINGTON PALM LOOP, 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: June 30, 2017

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

Email: jared@flelg.com

By: /s/ Jared Block

Jared Block, Esq.

Florida Bar No. 90297

July 7, 14, 2017

17-01138K

FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 55 MINUTES EAST, ALONG THE NORTH BOUNDARY OF LOT 7, 330.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES EAST 100.0 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 20 SECONDS EAST, 240.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES WEST, 100.0 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 20 SECONDS WEST, 240.0 FEET TO THE POINT OF BEGINNING.

a/k/a 904 S WABASH AVE, LAKELAND, FL 33815-3958

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on July 26, 2017 beginning at 10:00 AM.

FIRST INSERTION

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

**CASE NO. 2016CA-000390-0000-00**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3**  
**Plaintiff, v.**  
**MARIA S. ORTIZ; AILIN MARIE LOPEZ ORTIZ A/K/A AILIN LOPEZ; UNKNOWN SPOUSE OF MARIA S. ORTIZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BANK OF AMERICA, N.A.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; POITRAS ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 07, 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 51, POITRAS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 835 SAMUEL ST, DAVENPORT, FL 33897-6225 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on July 27th, 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 3rd day of July, 2017  
 eXL Legal, PLLC  
 Designated Email Address: efilng@exlegal.com  
 12425 28th Street North, Suite 200  
 St. Petersburg, FL 33716  
 Telephone No. (727) 536-4911  
 Attorney for the Plaintiff  
 By: DAVID REIDER  
 FBN# 95719  
 888151263-ASC  
 July 7, 14, 2017 17-01154K

FIRST INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 2013CA004157000000**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE3,**  
**Plaintiff, vs.**  
**ABIGAIL PEREZ, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 20, 2017, and entered in Case No. 2013CA004157000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, As Trustee For Citigroup Mortgage Loan Trust 2006-wfhe3, Asset-backed Pass-through Certificates, Series 2006-wfhe3, is the Plaintiff and Abigail Perez, Rigoberto Perez, Unknown Tenant, 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 1st day of August, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THE EAST 30 FEET OF LOT 7, BLOCK B, EATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

2727 MAINE ROAD, EATON PARK, FL 33840

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 30th day of June, 2017.  
 /s/ Chad Sliger  
 Chad Sliger, Esq.  
 FL Bar # 122104  
 Albertelli Law  
 Attorney for Plaintiff  
 P.O. Box 23028  
 Tampa, FL 33623  
 (813) 221-4743  
 (813) 221-9171 facsimile  
 eService: servealaw@albertellilaw.com  
 AH-16-014847  
 July 7, 14, 2017 17-01145K

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.: 2016CA004316000000**  
**WELLS FARGO BANK, NA,**  
**Plaintiff, vs.**  
**DARRYLL P. WALKER AKA DARRYLL WALKER, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 27, 2017, and entered in Case No. 2016CA004316000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, NA, is the Plaintiff and Darryll P. Walker aka Darryll Walker, Tamara L. Walker aka Tamara Walker, Carlos Barquet-Leon, Jeff Almuina, Jr., Premier Home Mortgage Services, Inc., an inactive Florida Corporation, Wells Fargo Bank, N.A., 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 1st day of August, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 25, BLOCK 67, THE SOUTH 150 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 5-25-25, LYING WEST OF STATE ROAD NO. 33, LESS THE WEST 1980 FEET THEREOF, SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 30 FEET THEREOF.

LOT 26, BLOCK 67, THE SOUTH 150 FEET OF THE NORTH 900 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 5-25-25, LYING WEST OF STATE ROAD NO. 33, LESS THE WEST 1650 FEET THEREOF.

LOT 211, BLOCK 67, THE SOUTH 165 FEET OF THE NORTH 990 FEET OF THE

EAST 330 FEET OF THE WEST 1650 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 5-25-25, SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THE WEST 30 FEET.

LOT 212, BLOCK 67, THE SOUTH 165 FEET OF THE NORTH 1155 FEET OF THE EAST 330 FEET OF THE WEST 1650 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 5-25-25, SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THE WEST 30 FEET.

TOGETHER WITH A MOBILE HOME AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: A 2004 HOMES OF MERIT MOBILE HOME BEARING IDENTIFICATION NUMBER(S) FL-HMBA174550121A AND FL-HMBA174550121B AND TITLE NUMBER(S) 91200233 AND 91200156.

A/K/A 18770 COMMONWEALTH AVENUE NORTH, POLK CITY, FL 33868

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 3rd day of July, 2017.

/s/ Shikita Parker  
 Shikita Parker, Esq.  
 FL Bar # 108245  
 Albertelli Law  
 Attorney for Plaintiff  
 P.O. Box 23028  
 Tampa, FL 33623  
 (813) 221-4743  
 (813) 221-9171 facsimile  
 eService: servealaw@albertellilaw.com  
 JR - 16-034187  
 July 7, 14, 2017 17-01147K

FIRST INSERTION

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

**CASE NO.: 2016-CA-003338**  
**IBERIABANK D/B/A IBERIABANK MORTGAGE,**  
**Plaintiff, v.**  
**RICHARD LYNN BENEFIEL, JR.; et al.,**  
**Defendants.**

NOTICE is hereby given that, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on the 26th day of July, 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:

Lot 116, ST. JAMES CROSSING, as per plat thereof, recorded in Plat Book 149, Page 44, of the Public Records of Polk County, Florida.

Property Address: 4902 St. James Drive, Winter Haven, FL 33881  
 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 30th day of June, 2017.  
 SIROTE & PERMUTT, P.C.  
 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  
 July 7, 14, 2017 17-01143K

FIRST INSERTION

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

**CASE NO. 2017CA000917000000**  
**WELLS FARGO BANK, N.A.**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF BETTY JO STOPIAK A/K/A BETTY J. STOPIAK, DECEASED, ET AL.**  
**Defendants.**

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

TO: CHRISTOPHER MAXWELL A/K/A CHRIS MAXWELL, and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants Current residence unknown, but whose last known address was:  
 2026 WINDWARD PASS  
 LAKELAND, FL 33813

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Polk County, Florida, to-wit:

LOT 20 OF WATERVIEW, ACCORDING TO THE MAP OR PLAT THEREOF, AS IN PLAT BOOK 80, PAGES 7 AND 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before August 1, 2017 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 23 day of June, 2017.

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

EXL LEGAL, PLLC  
 12425 28th Street North, Suite 200  
 St. Petersburg, FL 33716  
 888170267  
 July 7, 14, 2017 17-01129K

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.:**  
**2014CA-003536-0000-00**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**EVANGELIO RODRIGUEZ SOTO; UNKNOWN SPOUSE OF EVANGELIO RODRIGUEZ SOTO; ALL UNKNOWN PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OF AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;**  
**CREEKSIDE COMMUNITY ASSOCIATION OF POLK COUNTY, INC.; FLORIDA HOUSING FINANCE CORPORATION;**  
**CASTLE CREDIT CORPORATION;**  
**UNKNOWN TENANT #1;**  
**UNKNOWN TENANT #2,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 19th day of June, 2017, and entered in Case No. 2014CA-003536-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A is the Plaintiff and EVANGELIO RODRIGUEZ SOTO; CREEKSIDE COMMUNITY ASSOCIATION OF POLK COUNTY, INC.; FLORIDA HOUSING FINANCE CORPORATION; CASTLE CREDIT CORPORATION; UNKNOWN SPOUSE OF EVANGELIO RODRIGUEZ SOTO N/K/A GLENDA BERRIOS; and UNKNOWN TENANT (S) IN POSSESSION OF THE

SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 21st day of July, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 115, 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 29 day of June, 2017.

By:  
 Richard Thomas Vendetti, Esq.  
 Bar Number: 112255  
 Submitted by:  
 Choice Legal Group, P.A.  
 P.O. Box 9908  
 Fort Lauderdale, FL 33310-0908  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@clelegalgroup.com  
 16-01125  
 July 7, 14, 2017 17-01128K

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-003664-0000-00**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE6,**  
**Plaintiff, vs.**  
**GEORGE W. GUNN, 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 June 13, 2017 in Civil Case No. 2016CA-003664-0000-00, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE6 is the Plaintiff, and GEORGE W. GUNN, JR.; SANDRA M. GUNN; CITY OF WINTER HAVEN, FLORIDA; 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 July 27, 2017 at 10:00 AM EST the following described real property as

set forth in said Final Judgment, to wit:

BEGIN AT THE NORTHWEST CORNER OF LOT B OF THE REPLAT OF CLARENDEN HILLS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 45 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE EAST 100 FEET; RUN THENCE SOUTH 103 FEET; RUN THENCE SOUTHWESTERLY TO A POINT WHICH LIES 125 FEET SOUTH AND 87.25 FEET EAST OF SAID NORTHWEST CORNER; RUN THENCE WEST 87.25 FEET; RUN THENCE NORTH 125 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.

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 3 day of July, 2017.  
 ALDRIDGE | PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue Suite 200  
 Delray Beach, FL 33445  
 Telephone: (844) 470-8804  
 Facsimile: (561) 392-6965  
 By: John Aoraha, Esq.  
 FBN: 102174  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1012-2608B  
 July 7, 14, 2017 17-01149K

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

**GENERAL JURISDICTION DIVISION**  
**Case No. 2016CA003993000000**  
**Navy Federal Credit Union,**  
**Plaintiff, vs.**  
**Christina J. Ferguson; Bernardo Tapia-Garcia; Hampton Chase Homeowners' Association Of Polk County, Inc.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 9, 2017, entered in

Case No. 2016CA003993000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Christina J. Ferguson; Bernardo Tapia-Garcia; Hampton Chase Homeowners' Association Of Polk County, 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 25th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 8, HAMPTON CHASE, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 42, 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 3rd day of July, 2017.  
 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  
 By Jessica Pagen  
 FL Bar No. 050668  
 for Kathleen McCarthy, Esq.  
 Florida Bar No. 72161  
 Case No. 2016CA003993000000  
 File # 16-F06702  
 July 7, 14, 2017 17-01152K

**SAVE TIME**  
 E-mail your Legal Notice  
**legal@businessobserverfl.com**

**Business Observer**

LV4680

# SAVE TIME

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

Sarasota / Manatee counties

Hillsborough County

Pasco County

Pinellas County

Polk County

Lee County

Collier County

Charlotte County

Wednesday 2PM Deadline  
 Friday Publication

Business  
 Observer

## FIRST INSERTION

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

CASE NO. 2017CA001803000000  
 CITIMORTGAGE, INC.,  
 Plaintiff, vs.

THE UNKNOWN HEIRS,  
 BENEFICIARIES, DEVISEES,  
 GRANTEEES, ASSIGNEES,  
 LIENORS, CREDITORS,  
 TRUSTEES AND ALL OTHERS  
 WHO MAY CLAIM AN INTEREST  
 IN THE ESTATE OF STEPHEN W.  
 PETTIT, DECEASED. et. al.  
 Defendant(s).

TO: THE UNKNOWN HEIRS, BENE-  
 FICIARIES, DEVISEES, GRANTEEES,  
 ASSIGNEES, LIENORS, CREDITORS,  
 TRUSTEES AND ALL OTHERS WHO  
 MAY CLAIM AN INTEREST IN THE  
 ESTATE OF STEPHEN W. PETTIT,  
 DECEASED;

whose residence is unknown if he/she/  
 they be living; and if he/she/they be  
 dead, the unknown defendants who  
 may be spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees, and all parties claiming an interest  
 by, through, under or against the Defen-  
 dants, who are not known to be dead or  
 alive, and all parties having or claiming  
 to have any right, title or interest in the  
 property described in the mortgage be-  
 ing foreclosed herein.

YOU ARE HEREBY NOTIFIED that  
 an action to foreclose a mortgage on the  
 following property:

LOT 52, LAKE ASHTON WEST  
 PHASE I, ACCORDING TO THE  
 MAP OR PLAT THEREOF AS  
 RECORDED IN PLAT BOOK

138, PAGE 11, PUBUC RECORDS  
 OF POLK COUNTY, FLORIDA.

has been filed against you and you are  
 required to serve a copy of your writ-  
 ten defenses, if any, to it on counsel  
 for Plaintiff, whose address is 6409  
 Congress Ave., Suite 100, Boca Raton,  
 Florida 33487 on or before 7/31/17 /  
 (30 days from Date of First Publica-  
 tion of this Notice) and file the original  
 with the clerk of this court either before  
 service on Plaintiff's attorney or im-  
 mediately thereafter; otherwise a default  
 will be entered against you for the relief  
 demanded in the complaint or petition  
 filed herein.

THIS NOTICE SHALL BE PUB-  
 LISHED ONCE A WEEK FOR TWO  
 (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of  
 this Court at Polk County, Florida, this  
 21 day of June, 2017.

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

ROBERTSON, ANSCHUTZ,  
 AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: mail@rasflaw.com  
 17-036872 - MiE  
 July 7, 14, 2017 17-01133K

## FIRST INSERTION

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

CASE NO. 2017CA001686000000  
 CIT BANK N.A.,  
 Plaintiff, vs.

THE UNKNOWN HEIRS,  
 BENEFICIARIES, DEVISEES,  
 GRANTEEES, ASSIGNEES,  
 LIENORS, CREDITORS,  
 TRUSTEES AND ALL OTHERS  
 WHO MAY CLAIM AN INTEREST  
 IN THE ESTATE OF WILLIAM E.  
 ROACH, DECEASED.. et. al.  
 Defendant(s).

TO: THE UNKNOWN HEIRS, BENE-  
 FICIARIES, DEVISEES, GRANT-  
 EES, ASSIGNEES, LIENORS,  
 CREDITORS, TRUSTEES AND ALL  
 OTHERS WHO MAY CLAIM AN IN-  
 TEREST IN THE ESTATE OF WIL-  
 LIAM E. ROACH, DECEASED.;

whose residence is unknown if he/she/  
 they be living; and if he/she/they be  
 dead, the unknown defendants who  
 may be spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees, and all parties claiming an interest  
 by, through, under or against the Defen-  
 dants, who are not known to be dead or  
 alive, and all parties having or claiming  
 to have any right, title or interest in the  
 property described in the mortgage be-  
 ing foreclosed herein.

YOU ARE HEREBY NOTIFIED that  
 an action to foreclose a mortgage on the  
 following property:

LOTS 1 AND 2, BLOCK 8, RAW-  
 L'S PARK UNIT 2, ACCORDING  
 TO THE PLAT THEREOF, RE-  
 CORDED IN PLAT BOOK 37,  
 PAGE 35, PUBLIC RECORDS  
 OF POLK COUNTY, FLORIDA.

LESS THE WEST 5 FEET OF  
 LOT1, FOR ROAD RIGHT-OF-  
 WAY

has been filed against you and you are  
 required to serve a copy of your writ-  
 ten defenses, if any, to it on counsel  
 for Plaintiff, whose address is 6409  
 Congress Ave., Suite 100, Boca Raton,  
 Florida 33487 on or before 7-26-17 /  
 (30 days from Date of First Publica-  
 tion of this Notice) and file the original  
 with the clerk of this court either before  
 service on Plaintiff's attorney or im-  
 mediately thereafter; otherwise a default  
 will be entered against you for the relief  
 demanded in the complaint or petition  
 filed herein.

THIS NOTICE SHALL BE PUB-  
 LISHED ONCE A WEEK FOR TWO  
 (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of  
 this Court at Polk County, Florida, this  
 19th day of June, 2017.

Stacy M. Butterfield  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) BY: Lori Armijo  
 DEPUTY CLERK

ROBERTSON, ANSCHUTZ,  
 AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave.,  
 Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: mail@rasflaw.com  
 17-029191 - MiE  
 July 7, 14, 2017 17-01132K

## FIRST INSERTION

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

CASE NO. 2017CA001380000000  
 FEDERAL NATIONAL MORTGAGE  
 ASSOCIATION ("FANNIE MAE"),  
 A CORPORATION ORGANIZED  
 AND EXISTING UNDER THE  
 LAWS OF THE UNITED STATES  
 OF AMERICA,  
 Plaintiff, vs.

BRENDA C. WALKER A/K/A  
 BRENDA CAROLE WALKER. et. al.  
 Defendant(s).

TO: BRENDA C. WALKER A/K/A  
 BRENDA CAROLE WALKER; UN-  
 KNOWN SPOUSE OF BRENDA C.  
 WALKER A/K/A BRENDA CAROLE  
 WALKER;

whose residence is unknown and all  
 parties having or claiming to have any  
 right, title or interest in the property  
 described in the mortgage being fore-  
 closed herein

YOU ARE HEREBY NOTIFIED that  
 an action to foreclose a mortgage on the  
 following property:

LOTS 365 AND 366, INWOOD  
 6, ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN  
 PLAT BOOK 14, PAGE 2 OF THE  
 PUBLIC RECORDS OF POLK  
 COUNTY, FLORIDA.

has been filed against you and you are  
 required to serve a copy of your writ-  
 ten defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Con-  
 gress Avenue, Suite 100, Boca Raton,  
 Florida 33487 on or before 7-31-17 /  
 (30 days from Date of First Publica-  
 tion of this Notice) and file the original  
 with the clerk of this court either before  
 service on Plaintiff's attorney or im-  
 mediately thereafter; otherwise a default  
 will be entered against you for the relief  
 demanded in the complaint or petition  
 filed herein.

THIS NOTICE SHALL BE PUB-  
 LISHED ONCE A WEEK FOR TWO  
 (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of  
 this Court at Polk County, Florida, this  
 22 day of June, 2017.

Stacy M. Butterfield  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) BY: Lori Armijo  
 DEPUTY CLERK

ROBERTSON, ANSCHUTZ,  
 & SCHNEID, PL  
 6409 Congress Ave.,  
 Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: mail@rasflaw.com  
 17-005538 - MiE  
 July 7, 14, 2017 17-01134K

## FIRST INSERTION

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

CASE NO.: 2017CA001374000000  
 WELLS FARGO BANK, NA,  
 Plaintiff, vs.

DAN D. OUTLAW, et al,  
 Defendant(s).

To:

DAN D OUTLAW  
 Last Known Address:  
 19 Sunset Cir Lake  
 Alfred, FL 33850

Current Address: Unknown  
 ANY AND ALL UNKNOWN PART-  
 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 PART-  
 TIES MAY CLAIM AN INTEREST  
 AS SPOUSES, HEIRS, DEVISEES,  
 GRANTEEES, OR OTHER CLAIM-  
 ANTS

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

LOT 19 OF LAKE MARIANA  
 SHORES, ACCORDING TO THE  
 PLAT THEREOF AS RECORD-  
 ED IN PLAT BOOK 56 PAGE  
 2 OF THE PUBLIC RECORDS  
 OF POLK COUNTY, FLORIDA.  
 TOGETHER WITH A MOBILE  
 HOME AS A PERMANENT FIX-  
 TURE AND APPURTENANCE  
 THERETO, DESCRIBED AS:  
 A 1973, HILL MOBILE HOME,  
 MOBILE HOME BEARING

IDENTIFICATION NUMBER(S)  
 1322781 AND TITLE  
 NUMBER(S) 11102433.  
 A/K/A 19 SUNSET CIR, LAKE  
 ALFRED, FL 33850

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 August 7, 2017 service on Plain-  
 tiff's attorney, or immediately thereaf-  
 ter; 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.

\*\*See the Americans with Disabilities  
 Act

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 assist-  
 ance. 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 29 day of June, 2017.

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

Albertelli Law  
 P.O. Box 23028  
 Tampa, FL 33623  
 JC - 16-031795  
 July 7, 14, 2017

17-01153K

## SUBSEQUENT INSERTIONS

### THIRD INSERTION

NOTICE OF ACTION-  
 CONSTRUCTIVE SERVICE  
 (NOTICE BY PUBLICATION)  
 IN THE CIRCUIT COURT FOR THE  
 TENTH JUDICIAL CIRCUIT  
 POLK COUNTY, FLORIDA  
 PROBATE DIVISION

UCN: 53-2014CP-00 1481-0000-XX  
 CASE NUMBER: 2014CP-001481  
 DIVISION NUMBER: 14

IN RE: ESTATE OF  
 DARNELL TURNER, DECEASED.  
 TO: ALL PERSONS HAVING OR  
 CLAIMING TO HAVE ANY RIGHT,  
 TITLE, OR INTEREST IN THE  
 ABOVE-CAPTIONED ESTATE

YOU ARE HEREBY NOTIFIED that  
 a Personal Representative's Petition for  
 Determination of Heirs has been filed  
 against you and you are required to  
 serve a copy of your written defenses,  
 if any to it on Felix F. Hill, Attorney of  
 Record for the Estate of Darnell Turner,  
 whose address is 13575 - 58th Street  
 North, Suite 200, Clearwater, Florida  
 33760-3739 and file the original with  
 the Clerk of the above-captioned Court  
 whose address is Drawer Number:  
 CC-4, P.O. Box 9000, Bartow, Florida  
 33831-9000, on or before the 7th day of  
 AUGUST, 2017. Failure to serve and file  
 your written defenses as required may  
 result in a judgment or order for the re-  
 lief demanded in the petition, without  
 further notice.

Copies of all court documents in this  
 case, including orders of this Court, are  
 available at the Clerk of Court's office  
 located at 255 North Broadway Avenue,

Bartow, Florida 33830. Upon request,  
 you may view these documents.

This notice shall be published once a  
 week for four (4) consecutive weeks in  
 the Business Observer. The date of the  
 first publication of this Notice is JUNE  
 23, 2017

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

WITNESS my hand and seal of said  
 Court at Bartow, Polk County, Florida  
 on this 14th day of JUNE, 2017.

Stacy M. Butterfield, CPA  
 As Clerk, 10th Judicial Circuit Court  
 Polk County, Florida  
 By Donald Raulerson  
 As Deputy Clerk

FELIX F. HILL  
 Attorney for Personal Representative  
 Florida Bar Number: 077046  
 The Law Firm of  
 DUPREE HILL & HILL, P.A.  
 Attorneys and Counselors at Law  
 13575 - 58th Street North, Suite 200  
 Clearwater, Florida 33760-3739  
 Telephone: 727.538.LAWS (5297)  
 ELIZABETH ANN JONES  
 Personal Representative  
 June 23, 30; July 7, 14, 2017  
 17-01024K

## HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business  
 Observer

SUBSEQUENT INSERTIONS

FOURTH INSERTION

NOTICE OF ACTION-CONSTRUCTIVE SERVICE (NOTICE BY PUBLICATION) IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT POLK COUNTY, FLORIDA PROBATE DIVISION  
**UCN: 53-2013CP-002655-0000-XX**  
**CASE NUMBER: 2013CP-002655**  
**DIVISION NUMBER: 14**  
**IN RE: ESTATE OF CLIFFORD JENKINS, DECEASED.**  
 TO: ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE ABOVE-CAPTIONED ESTATE  
 YOU ARE HEREBY NOTIFIED that a Personal Representative's Petition for Determination of Heirs has been filed against you and you are required to serve a copy of your written defenses, if any to it on Felix F. Hill, Attorney of Record for the Estate of Clifford Jenkins whose address is 13575 - 58th Street North, Suite 200, Clearwater, Florida 33760-3739 and file the original with the Clerk of the above-captioned Court whose address is Drawer Number: CC-4, P.O. Box 9000, Bartow, Florida 33831-9000, on or before the 31st day of July, 2017. Failure to serve and file your written defenses as required may result in a judgment or order for the relief demanded in the petition, without further notice.  
 Copies of all court documents in this case, including orders of this Court, are available at the Clerk of Court's office located at 255 North Broadway Avenue,

Bartow, Florida 33830. Upon request, you may view these documents.  
 This notice shall be published once a week for four (4) consecutive weeks in the Business Observer. The date of the first publication of this Notice is 16 June 2017.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
 WITNESS my hand and seal of said Court at Bartow, Polk County, Florida on this 8th day of June, 2017.  
 Stacy M. Butterfield, CPA  
 As Clerk, 10th Judicial Circuit Court Polk County, Florida  
 By Donald Raulerson  
 As Deputy Clerk

FELIX F. HILL  
 Attorney for Personal Representative  
 Florida Bar Number: 077046  
 The Law Firm of  
 DUPREE HILL & HILL, P.A.  
 Attorneys and Counselors at Law  
 13575 - 58th Street North, Suite 200  
 Clearwater, Florida 33760-3739  
 Telephone: 727.538.LAWS (5297)  
**JANICE L. THOMAS**  
**Personal Representative**  
 June 16, 23, 30; July 7, 2017  
 17-00978K

SECOND INSERTION

NOTICE OF PUBLIC SALE  
 Notice is hereby given that on 7/14/17 at 10:30 am, the following vehicles will be sold at public auction pursuant to F.S. 715.109:  
 2001 CHEV #1GCCS145718253273  
 1994 FORD #1FALP45T4RF206084  
 Last Tenant: David Paul Curry. Sale to be held at Realty Systems- Arizona Inc-13905 W Colonial Dr, Winter Garden, FL 34787, 813-282-6754.  
 June 30; July 7, 2017 17-01113K

SECOND INSERTION

NOTICE OF PUBLIC SALE  
 Notice is hereby given that on 7/14/17 at 10:30 am the following mobile home will be sold at public auction pursuant to F.S. 715.109: 2003 SKYL # G2620182RA & G2620182RB. Last Tenant: David Mildeberg. Sale to be held at: Route 27 Associates LTD-49473 US-27, Davenport, FL 33897, 813-241-8269.  
 June 30; July 7, 2017 17-01114K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2013-CP2871**  
**Division Probate**  
**IN RE: ESTATE OF ARCHIE W. MCELVANY**  
**Deceased.**  
 The administration of the estate of Archie W. McElvany, deceased, whose date of death was December 10, 2013, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is June 30, 2017.  
**Personal Representative:**  
**Melanie McElvany**  
 300 Del Sol Avenue  
 Davenport, FL 33837  
 Attorney for Personal Representative:  
 Carol J. Wallace  
 Attorney for Personal Representative  
 Florida Bar Number: 71059  
 Elder Law Firm of  
 Clements & Wallace PL  
 310 East Main Street  
 Lakeland, FL 33801  
 Telephone: (863) 687-2287  
 Fax: (863) 682-7385  
 E-Mail: cwallace@mclements.com  
 Secondary E-Mail: cconstantino@mclements.com  
 June 30; July 7, 2017 17-01106K

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.: 2016CA001105000000**  
**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES 2006-RP3, Plaintiff, vs.**  
**NEWMAN WESTBROOK A/K/A NEWMAN E. WESTBROOK; 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 March 23, 2017 in Civil Case No. 2016CA001105000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES 2006-RP3 is the Plaintiff, and NEWMAN WESTBROOK A/K/A NEWMAN E. WESTBROOK; SUSAN WESTBROOK; UNKNOWN TENANT 1 N/K/A CHASTITY LEWIS; 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,

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2014CA001569-0000-00**  
**DIVISION: 11**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs.**  
**GARY D. JOHNSON, ET AL., Defendants.**  
 NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 6, 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 July 21, 2017 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: THE EASTERLY 1/2 OF LOT 24 AND ALL OF LOT 25 OF HILL-CREST HEIGHTS ESTATES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Property Address: 14 REGAL COURT, BABSON PARK, FL 33827

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.  
**AMERICANS WITH DISABILITIES ACT**  
 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: 6/22/17  
 Michelle A. DeLeon, Esquire  
 Florida Bar No.: 68587  
 Quintairos, 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 # 91785  
 June 30; July 7, 2017 17-01101K

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.: 2016CA001105000000**  
**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES 2006-RP3, Plaintiff, vs.**  
**NEWMAN WESTBROOK A/K/A NEWMAN E. WESTBROOK; 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 March 23, 2017 in Civil Case No. 2016CA001105000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES 2006-RP3 is the Plaintiff, and NEWMAN WESTBROOK A/K/A NEWMAN E. WESTBROOK; SUSAN WESTBROOK; UNKNOWN TENANT 1 N/K/A CHASTITY LEWIS; 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,

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2016CA-001186-0000-00**  
**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.**  
**JONATHAN J. WEBB, et al Defendants.**  
 RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed June 15, 2017 and entered in Case No. 2016CA-001186-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and JONATHAN J. WEBB, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 31 day of July, 2017, the following described property as set forth in said Lis Pendens, to wit:  
 Lot 27, Hallam Court Subdivision, according to map or plat thereof as recorded in Plat Book 56, Page 16, of the Public Records of Polk County, Florida.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
 Dated: June 21, 2017  
 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  
 By: /s/ Heather J. Koch  
 Phelan Hallinan  
 Diamond & Jones, PLLC  
 Heather J. Koch, Esq.,  
 Florida Bar No. 89107  
 Emilio R. Lenzi, Esq.,  
 Florida Bar No. 0668273  
 PH # 73713  
 June 30; July 7, 2017 17-01100K

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 July 20, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 BEGIN AT THE SE ¼ OF THE SW ¼ OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. RUN WEST 175.0 FEET; THENCE RUN NORTH 80.0 FEET; THENCE RUN EAST 175.0 FEET; THENCE RUN SOUTH 80.0 FEET TO THE POINT OF BEGINNING, LESS ANY PART THEREOF FOR ROAD RIGHT-OF-WAY.  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, 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 27 day of June, 2017.  
 ALDRIDGE | PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue  
 Suite 200  
 Delray Beach, FL 33445  
 Telephone: (844) 470-8804  
 Facsimile: (561) 392-6965  
 By: John Aoraha, Esq.  
 FBN: 102174  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1221-13931B  
 June 30; July 7, 2017 17-01119K

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-003106-0000-00**  
**Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificates, Series 2007-CP1, Plaintiff, vs.**  
**Ramnanan Seelal; Sharmatee Seelal; Ridge of Dundee Homeowners Association, Inc.; Unknown Tenant In Possession No. 1, Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order dated May 31, 2017, entered in Case No. 2015CA-003106-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificates, Series 2007-CP1 is the Plaintiff and Ramnanan Seelal; Sharmatee Seelal; Ridge of Dundee Homeowners Association, Inc.; 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 17th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:  
 LOT 25, 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 22nd day of June, 2017.  
**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  
 By Jimmy Edwards, Esq.  
 Florida Bar No. 81855  
 Case No. 2015CA-003106-0000-00  
 File # 17-F006666  
 June 30; July 7, 2017 17-01097K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
 CIVIL DIVISION:  
**CASE NO.: 2015CA-002423-0000-00**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.**  
**ROBIN WILSON A/K/A ROBIN M. WILLSON AKA ROBIN MARIE WILSON; UNKNOWN SPOUSE OF ROBIN WILSON A/K/A ROBIN M. WILSON AKA ROBIN MARIE WILSON; CITY OF WINTER HAVEN; CITY OF WINTER HAVEN CODE ENFORCEMENT DIVISION; STATE OF FLORIDA, DEPARTMENT OF REVENUE; POLK COUNTY CLERK OF COURT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 29th day of March, 2017, and entered in Case No. 2015CA-002423-0000-00, 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 ROBIN WILSON A/K/A ROBIN M. WILLSON AKA ROBIN MARIE WILSON; CITY OF WINTER HAVEN; CITY OF WINTER HAVEN CODE ENFORCEMENT DIVISION; POLK COUNTY CLERK OF COURT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; 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 bid-

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.: 2016CA002943000000**  
**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 Plaintiff(s), vs.**  
**RENA M ALEXANDER; NATALIE M DICAMPLI; THE UNKNOWN TENANT IN POSSESSION OF 2701 WOODLAWN DRIVE WINTER HAVEN, FL 33881 Defendant(s).**  
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 13, 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 10th day of October, 2017 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit:  
 LOT 20 OF IDYL RIDGE VIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 2701 WOODLAWN DRIVE, 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 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.  
**AMERICANS WITH DISABILITIES ACT.** 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,  
**PADGETT LAW GROUP**  
**HARRISON SMALBACH, ESQ.**  
 Florida Bar # 116255  
 6267 Old Water Oak Road, Suite 203  
 Tallahassee, FL 32312  
 (850) 422-2520 (telephone)  
 (850) 422-2567 (facsimile)  
 attorney@padgettlaw.net  
 Attorney for Plaintiff  
 TDP File No. 15-002370-2  
 June 30; July 7, 2017 17-01109K

der for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 26th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:  
 LOT 11, BLOCK B, COLLEGE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 78, 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 JUN, 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  
 cservice@clelegalgroup.com  
 16-00895  
 June 30; July 7, 2017 17-01098K

## 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-000098  
DIVISION: 4

**HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MLMI Series 2006-A3 Plaintiff, -vs.- Red Sunset Homes LLC; Evelyn A. Adcock; Donald D. Adcock; Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.; Publix Employees Federal Credit Union; Sunset Vista Homeowners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-000098 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein

HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MLMI Series 2006-A3, Plaintiff and Red Sunset Homes LLC 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 August 8, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 6, SUNSET VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE (S) 41 AND 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
SHAPIRO, FISHMAN & GACHÉ, LLP  
2424 North Federal Highway,  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
15-289963 FC01 CXE  
June 30; July 7, 2016 17-01105K

## 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. 53-2016-CA-003614  
DEUTSCHE BANK TRUST  
COMPANY AMERICAS AS  
TRUSTEE FOR RESIDENTIAL  
ACCREDIT LOANS INC PASS  
THROUGH CERTIFICATES

2007-QH8,  
Plaintiff, vs.  
JULIE DAWN MASKELL AND  
SIMON ANTHONY GREENWOOD,  
et al.

Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2017, and entered in 53-2016-CA-003614 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 PASS THROUGH CERTIFICATES 2007-QH8 is the Plaintiff and JULIE DAWN MASKELL; SIMON ANTHONY GREENWOOD 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 July 25, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 47, MANOR AT WEST HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 126, PAGES 47,48 AND 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 333 BURFORD CR, DAVENPORT, FL 33896

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.

## IMPORTANT

AMERICANS WITH DISABILITIES ACT. 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 June, 2017.  
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  
By: \S\Thomas Joseph  
Thomas Joseph, Esquire  
Florida Bar No. 123350  
Communication Email:  
tjoseph@rasflaw.com  
16-197227 - MoP  
June 30; July 7, 2017 17-01102K

## SECOND INSERTION

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

Case No: 2016CA004026  
WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST A,  
Plaintiff, vs.  
ABDOOL S. SATAR, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated June 13, 2017 and entered in Case No. 2016CA004026 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, is the Plaintiff and ABDOOL S. SATAR; FAZINA SATAR; 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; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, are Defendant(s), Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on July 18, 2017 the following de-

scribed property set forth in said Final Judgment, to wit:

LOT(S) 7, BLOCK A OF WHEELER HEIGHTS UNIT 1, AS RECORDED IN PLAT BOOK 56, PAGE 19 ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within sixty (60) days after the Foreclosure 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 June, 2017  
Anthony Vamvas, Esq.  
Florida Bar No. 042742  
Lender Legal Services, LLC  
201 East Pine Street,  
Suite 730  
Orlando, Florida 32801  
Tel: (407) 730-4644  
Fax: (888) 337-3815  
Attorney for Plaintiff  
Service Emails:  
AVamvas@lenderlegal.com  
EService@LenderLegal.com  
LLO56582-SATAR, ABDOOL S. |  
4597 WESTON ROAD  
June 30; July 7, 2017 17-01099K

## SECOND INSERTION

NOTICE OF ACTION  
FORECLOSURE  
PROCEEDINGS-PROPERTY  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 2017-CA-001760  
DIVISION: 8

**Wells Fargo Bank, N.A.  
Plaintiff, -vs.-  
Steven Attwood; Jason Attwood;  
Patricia L. Attwood a/k/a Patricia  
Attwood; Unknown Spouse of Jason  
Attwood; The Forest at Ridgewood  
Homeowners' Association,  
Inc.; Ridgewood Lakes Master  
Association, Inc.; Unknown Parties  
in Possession #1, If living, and all  
Unknown Parties claiming by,  
through, under and against the  
above named Defendant(s) who  
are not known to be dead or alive,  
whether said Unknown Parties  
may claim an interest as Spouse,  
Heirs, Devises, Grantees, or Other  
Claimants; Unknown Parties in  
Possession #2, If living, and all  
Unknown Parties claiming by,  
through, under and against the  
above named Defendant(s) who are not  
known to be dead or alive, whether  
said Unknown Parties may claim an  
interest as Spouse, Heirs, Devises,  
Grantees, or Other Claimants  
Defendant(s).**

TO: Steven Attwood: LAST KNOWN ADDRESS, 908 Golf Course Parkway, Davenport, FL 33837, Jason Attwood: LAST KNOWN ADDRESS, 908 Golf Course Parkway, Davenport, FL 33837, Patricia L. Attwood a/k/a Patricia Attwood: LAST KNOWN ADDRESS, 908 Golf Course Parkway, Davenport, FL 33837 and Unknown Spouse of Jason Attwood: LAST KNOWN ADDRESS, 908 Golf Course Parkway, Davenport, FL 33837

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforemen-

tioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 93, THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 94, PAGES 24, 25, AND 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 908 Golf Course Parkway, Davenport, FL 33837.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately 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 seal of this Court on the 16 day of June, 2017.

Stacy M. Butterfield  
Circuit and County Courts  
By: /s/ Taylor Pittman  
Deputy Clerk  
SHAPIRO, FISHMAN & GACHÉ, LLP  
Attorneys for Plaintiff  
4630 Woodland Corporate Blvd.,  
Suite 100  
Tampa, FL 33614  
17-306429 FC01 WNI  
June 30; July 7, 2017 17-01118K

## 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. 2016-CA-004135  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
JASON BROWN A/K/A JASON W.  
BROWN AND TAMMI BROWN  
A/K/A TAMMI L. BROWN, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2017, and entered in 2016-CA-004135 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JASON BROWN A/K/A JASON W. BROWN; TAMMI BROWN A/K/A TAMMI L. BROWN; SUNTRUST BANK; JACK JALO, AS TRUSTEE OF THE 3421 OAKVIEW TRUST 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 August 03, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 140 OF OAKVIEW ESTATES UNIT # 3 AN UNRECORDED SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 23 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID LOT 140 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 23 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH BOUNDARY THEREOF 60.0 FEET, THENCE NORTH 0° 36'

EAST 1342.0 FEET THENCE NORTH 87° 56' WEST 205.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 56' WEST 205.0 FEET; THENCE NORTH 0° 36' EAST 212.5 FEET; THENCE SOUTH 87° 56' EAST, 205.0 FEET; THENCE SOUTH 0° 36' WEST 212.5 FEET TO THE POINT OF BEGINNING.

Property Address: 3421 OAKVIEW DRIVE, LAKE LAND, FL 33811

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.

IMPORTANT  
AMERICANS WITH DISABILITIES ACT. 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 June, 2017.  
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  
By: \S\Philip Stecco  
Philip Stecco, Esquire  
Florida Bar No. 108384  
Communication Email:  
pstecco@rasflaw.com  
16-207031 - MoP  
June 30; July 7, 2017 17-01103K

## 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-003087  
DIVISION: 15

**Nationstar Mortgage LLC  
Plaintiff, -vs.-  
Mabel Fuentes; Unknown Spouse  
of Mabel Fuentes; Association of  
Poinciana Villages, Inc.; Poinciana  
Village Three Association, Inc.;  
Unknown Parties in Possession  
#1, if living, and all Unknown  
Parties claiming by, through, under  
and against the above named  
Defendant(s) who are not known  
to be dead or alive, whether said  
Unknown Parties may claim an  
interest as Spouse, Heirs, Devises,  
Grantees, or Other Claimants;  
Unknown Parties in Possession  
#2, if living, and all Unknown  
Parties claiming by, through, under  
and against the above named  
Defendant(s) who are not known  
to be dead or alive, whether said  
Unknown Parties may claim an  
interest as Spouse, Heirs, Devises,  
Grantees, or Other Claimants  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-003087 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Mabel Fuentes 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 August 11, 2017, the following described property as set forth in said Final Judgment, to-wit:  
LOT 7, BLOCK 764, POINCIANA NEIGHBORHOOD 5 NORTH VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 27 THROUGH 42, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
SHAPIRO, FISHMAN & GACHÉ, LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
15-289276 FC01 CXE  
June 30; July 7, 2017 17-01121K

## 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. 2015CA004360000000  
U.S. Bank N.A., as Trustee for the  
registered holders of MASTR Asset  
Backed Securities Trust 2006-AM3,  
Mortgage Pass-Through Certificates,  
Series 2006-AM3,  
Plaintiff, vs.  
Dragi Pajevic; Unknown Spouse of  
Dragi Pajevic,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 30, 2017, entered in Case No. 2015CA004360000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein U.S. Bank N.A., as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2006-AM3, Mortgage Pass-Through Certificates, Series 2006-AM3 is the Plaintiff and Dragi Pajevic; Unknown Spouse of Dragi Pajevic 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 14th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:  
LOT DESCRIPTION FOR LOT 76:

THAT PART OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; FROM SAID POINT OF REFERENCE, RUN SOUTH 0 DEGREES 13' 10" WEST ALONG THE EAST LINE OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST, A DISTANCE OF 76.00 FEET; THENCE NORTH 89 DEGREES 46' 50" WEST, A DISTANCE OF 150.61 FEET; THENCE RUN NORTH 62 DEGREES 47' 45" WEST A DISTANCE OF 585.00 FEET; THENCE RUN NORTH 27 DEGREES 12' 15" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF BEGINNING;

## 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-000769-0000-00  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.  
LILIANE ST. PREUX A/K/A  
LILIANE SAINT PREUX, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 09, 2017, and entered in 2016CA-000769-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein NA-

TIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and LILIANE ST. PREUX A/K/A LILIANE SAINT PREUX; ASSOCIATION OF POINCIANA VILLAGES, INC. ; POINCIANA VILLAGE THREE ASSOCIATION, INC. ; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 25, 2017, the following described property as set forth in said Final Judgment, to wit:  
LOT 2, BLOCK 135, VILLAGE 3, NEIGHBORHOOD 3, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 52, AT PAGE 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 608 ANTELOPE LANE, POINCIANA, FL 34759

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

IMPORTANT  
AMERICANS WITH DISABILITIES ACT. 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 June, 2017.  
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  
By: \S\Thomas Joseph  
Thomas Joseph, Esquire  
Florida Bar No. 123350  
Communication Email:  
tjoseph@rasflaw.com  
16-008639 - MoP  
June 30; July 7, 2017 17-01104K

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.: 2017CA000350000000 THE MONEY SOURCE, INC., Plaintiff, vs. DIANNA PAIGE HARDEN et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 20 June, 2017, and entered in Case No. 2017CA000350000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which The Money Source, Inc., is the Plaintiff and Dianna Paige Harden, Imperialakes Community Services Association V, Inc., Imperialakes Master Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 25th of July, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 82, IMPERIALAKES PHASE TWO SECTION ONE A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

3808 GARNET DRIVE, MULBERRY, FL 33860

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 27th day of June, 2017.

/s/ 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- 16-035640  
June 30; July 7, 2017 17-01124M

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.: 2015CA003182000000 DIVISION: SECTION 4 BANK OF AMERICA, N.A., Plaintiff, vs. JASON D. SHEPARD et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 28 March, 2017, and entered in Case No. 2015CA003182000000 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 Jason D. Shepard, Patricia M. Shepard, Unknown Tenant nka Parker Shepard, 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 26th of July, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

PARCEL NUMBER 1 TRACT 2 THE EAST ONE HALF OF THE WEST ONE HALF OF THE SOUTHWEST ONE FOURTH OF THE SOUTHEAST ONE FOURTH OF THE SOUTHEAST ONE FOURTH OF SECTION 28 LESS AND EXPECT THE NORTH 30.00 FOR ROAD RIGHT OF WAY FOR LIBBY ROAD AND THE EAST ONE HALF OF THE WEST ONE HALF OF THE NORTH ONE HALF OF THE NORTHWEST ONE FOURTH OF THE NORTH-EAST ONE FOURTH OF SECTION 33 ALL LYING IN TOWNSHIP 30 SOUTH RANGE 28 EAST IN POLK COUNTY FLORIDA

PARCEL NUMBER 2 TRACT 3 THE WEST ONE HALF OF THE EAST ONE HALF OF THE SOUTHWEST ONE FOURTH

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.: 2017CA000680000000 SELF HELP VENTURES FUND Plaintiff, vs. SHANNON TRAINOR INDIVIDUALLY AND AS TRUSTEE OF THE 2518 TANGLEWOOD ST. I.V. TRUST, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated June 09, 2017, and entered in Case No. 2017CA000680000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein SELF HELP VENTURES FUND, is Plaintiff, and SHANNON TRAINOR INDIVIDUALLY AND AS TRUSTEE OF THE 2518 TANGLEWOOD ST. I.V. 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 08 day of August, 2017, the following described property as set forth in said Final Judgment, to wit:

The West 50 feet of Lot 30, Block 1, Lakewood Park, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 33, 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: June 27, 2017  
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  
By: /s/ Heather J. Koch  
Phelan Hallinan  
Diamond & Jones, PLLC  
Heather J. Koch, Esq.,  
Florida Bar No. 89107  
Emilio R. Lenzi, Esq.,  
Florida Bar No. 0668273  
PH # 71749  
June 30; July 7, 2017 17-01122K

SECOND INSERTION

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

Case #: 2013CA-003873-0000-00 DIVISION: 11

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, -vs.- MANUEL COLLAZO; PRINCETON MANOR HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; DELVIS COLLAZO; UNKNOWN TENANT #2; UNKNOWN TENANT #1 NKA GEISHA COLLAZO Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2013CA-003873-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and MANUEL COLLAZO 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 August 23, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 69, PRINCETON MANOR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 144, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
SHAPIRO, FISHMAN & GACHE, LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
15-292051 FC01 CHE  
June 30; July 7, 2017 17-01120K

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.: 2016CA003196000000 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs. STANLEY J KUCZYNSKI AKA STANLEY KUCZYNSKI, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 28 March, 2017, and entered in Case No. 2016CA003196000000 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 Stanley J Kuczynski aka Stanley Kuczynski, Summerwood Homeowners' Association of Polk County, Inc., Unknown Party #1 NKA Lori Kuczynski, 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 26th of July, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 7 SUMMERWOOD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 98 PAGE 41 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

3440 SUMMERWOOD WAY, LAKELAND, FL 33813

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

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

Dated in Hillsborough County, Florida this 26th day of June, 2017.

/s/ Aleisha Hodo  
Aleisha Hodo, Esq.  
FL Bar # 109121  
Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: servealaw@albertellilaw.com  
JR- 16-024286  
June 30; July 7, 2017 17-01111K

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. 2016CA001601000000 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, 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 Catherine Louise Rector a/k/a Catherine L. Rector a/k/a Catherine Rector, Deceased; Brandon Carl Bass a/k/a Brandon C. Bass, as Personal Representative of the Estate of Catherine Louise Rector a/k/a Catherine L. Rector a/k/a Catherine Rector, Deceased; Brandon Carl Bass a/k/a Brandon C. Bass; Florida Housing Finance Corporation; Greenleaf Sod Farms, Inc.; Summer D. Dehaven a/k/a Summer Dawn Dehaven; State of Florida Department of Revenue, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 9, 2017, entered in Case No. 2016CA001601000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 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 Catherine Louise Rector a/k/a Catherine L. Rector a/k/a Catherine Rector, Deceased; Brandon Carl Bass a/k/a Brandon C. Bass, as Personal Representative of the Es-

tate of Catherine Louise Rector a/k/a Catherine L. Rector a/k/a Catherine Rector, Deceased; Brandon Carl Bass a/k/a Brandon C. Bass; Florida Housing Finance Corporation; Greenleaf Sod Farms, Inc.; Summer D. Dehaven a/k/a Summer Dawn Dehaven; State of Florida Department of Revenue 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 14th day of July, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 32 IN BLOCK K, OF LAKE DAISY ESTATES PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGES 1 AND 2, 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 22nd day of June, 2017.  
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  
FLCourtDoes@brockandscott.com  
By Jimmy Edwards, Esq.  
Florida Bar No. 81855  
Case No. 2016CA001601000000  
File # 16-F05286  
June 30; July 7, 2017 17-01095K

SECOND INSERTION

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

CASE NO. 2017CA001207000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MICHAEL DAVIS AND MEGAN DAVIS, et. al. Defendant(s), TO: MEGAN DAVIS.

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 60, OF FESTIVAL POINTE AT SUNDANCE PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE(S) 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-3-17 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 25 day of MAY, 2017.

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT (SEAL) BY: Lori Armijo  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, & SCHNEID, PL  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: mail@rasflaw.com  
17-014257 - CoN  
June 30; July 7, 2017 17-01115K

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.: 2016CA004405000000 WELLS FARGO BANK, NA Plaintiff, vs. THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF PATRICIA JONES A/K/A PATRICIA MAE JONES A/K/A PATRICIA RUSHING A/K/A PATRICIA MARY JONES, DECEASED, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated June 09, 2017, and entered in Case No. 2016CA004405000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WELLS FARGO BANK, NA, is Plaintiff, and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF PATRICIA JONES A/K/A PATRICIA MAE JONES A/K/A PATRICIA RUSHING A/K/A PATRICIA MARY JONES, DECEASED, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 08 day of August, 2017, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 1, EVERY'S ADDITION TO MULBERRY, a subdivision according to the plat thereof recorded at Plat Book 2, Page 27, in 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: June 27, 2017  
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  
By: /s/ Heather J. Koch  
Phelan Hallinan  
Diamond & Jones, PLLC  
Heather J. Koch, Esq.,  
Florida Bar No. 89107  
Emilio R. Lenzi, Esq.,  
Florida Bar No. 0668273  
PH # 79333  
June 30; July 7, 2017 17-01123K

SECOND INSERTION

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

CASE NO.: 2016CA003127000000 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST Plaintiff, vs. LAUREN JAMES MERCIER, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed June 19, 2017 and entered in Case No. 2016CA003127000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, is Plaintiff, and LAUREN JAMES MERCIER, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 03 day of August, 2017, the following described property as set forth in said Lis Pendens, to wit:

LOT 12 OF THE UNRECORDED PLAT OF LEIGHTER LOG ESTATES AND DESCRIBED AS FOLLOWING: BEGINNING AT A POINT 331.51 FEET SOUTH AND 920.66 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 44 DEGREES 53 MINUTES WEST 233.38 FEET; THENCE RUN SOUTH 39 DEGREES 21 MINUTES 53 SECONDS EAST 32.30 FEET TO THE POINT OF A CURVE OF A

CURVE CONCAVED SOUTHERLY WHOSE RADIUS IS 50.0 FEET; THENCE RUN SOUTHEASTERLY ALONG THE SAID CURVE A CHORD DISTANCE OF 73.22 FEET (CHORD BEARING SOUTH 70 DEGREES 34 MINUTES 53 SECONDS EAST); THENCE RUN NORTH 60 DEGREES 30 MINUTES 44 SECONDS EAST 209.88 FEET; THENCE RUN NORTH 44 DEGREES 01 MINUTES 26 SECONDS WEST 155.0 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: June 23, 2017  
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  
By: /s/ Heather J. Koch  
Phelan Hallinan  
Diamond & Jones, PLLC  
Heather J. Koch, Esq.,  
Florida Bar No. 89107  
Emilio R. Lenzi, Esq.,  
Florida Bar No. 0668273  
PH # 67677  
June 30; July 7, 2017 17-01112K

## PUBLIC NOTICES

## An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

- **Business and commerce notices**

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

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

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

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

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## 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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

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.



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