

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2017CP-1802  
IN RE: ESTATE OF  
MC STARKS,  
Deceased.

The administration of the estate of MC Starks, deceased, whose date of death was March 26, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 18, 2017.

**Personal Representative:**  
**Theresa Starks**  
1324 Larrick Lane,  
Plant City, Florida 33563  
Attorney for Personal Representative:  
Dana Y. Moore, Esquire  
Florida Bar No. 0689890  
3041 Cypress Gardens Road  
Winter Haven, Florida 33884  
Telephone: (863) 324-3500  
Fax: (863) 324-3553  
dynamlawoffice@gmail.com  
August 18, 25, 2017 17-01389K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number: 17CP-1856  
IN RE: ESTATE OF  
William J. Derer, Sr.  
deceased.

The administration of the estate of William J. Derer, Sr., deceased, Case Number 17CP-1856, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2017.

**William J. Derer, Jr.**  
**Personal Representative**  
Address:  
1130 Van Reed Road,  
Reading, PA 19605  
MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
August 18, 25, 2017 17-01382K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2017 CP 001770  
Division: Probate  
IN RE: ESTATE OF  
AMANDA N. HACKER  
Deceased.

The administration of the estate of AMANDA N. HACKER, deceased, whose date of death was February 7, 2016; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2017 CP 001770; the address of which is 255 North Broadway Avenue, Bartow, FL. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIOD 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 August 18, 2017.

**THERESA ANN LENDL**  
**Personal Representative**  
607 Main Street  
Auburndale, FL  
MARC S. BUSCHMAN, ESQUIRE  
Florida Bar No.: 930393  
CLARK, ROBB, MASON,  
COULOMBE, BUSCHMAN  
& CHARBONNET  
14th Floor - Biscayne Building  
19 West Flagler Street  
Miami, Florida 33130  
Telephone: 305-373-3322  
Facsimile: 305-373-0017  
August 18, 25, 2017 17-01373K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 17 CP-1867  
Division PROBATE  
IN RE: ESTATE OF  
DENNIS D. WILES a/k/a  
DENNIS DEWAYNE KEITH WILES  
Deceased.

The administration of the estate of DENNIS D. WILES a/k/a DENNIS DEWAYNE KEITH WILES, deceased, whose date of death was June 8, 2017; File Number 17 CP-1867, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD 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: August 18, 2017.

**LEO E. REDFERN**  
**Personal Representative**  
5602 Deer Tracks Trail  
Lakeland, FL 33811  
WILLIAM K. LOVELACE  
Attorney for Personal Representative  
Email: fordlove@tampabay.rr.com  
Florida Bar No. 0016578  
SPN# 01823633  
Wilson, Ford & Lovelace, P.A.  
401 South Lincoln Ave.  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
August 18, 25, 2017 17-01365K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number: 17CP-1927  
IN RE: ESTATE OF  
Joseph James Gallagher, Jr.  
deceased.

The administration of the estate of Joseph James Gallagher, Jr., deceased, Case Number 17CP-1927, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2017.

**Dean T. Gallagher a/k/a**  
**Dean Gallagher**  
**Personal Representative**  
Address:  
1941 Glover Road,  
Ridgeland, SC 29936  
MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
August 18, 25, 2017 17-01387K

### FIRST INSERTION

Notice Under Fictitious Name Law  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Dedicated Hands located at 2929 Kathryn Ave, in the County of Polk in the City of Lakeland, Florida 33805 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk, Florida, this 14 day of August, 2017.  
Teresa Gail Hill  
August 18, 2017 17-01374K

### FIRST INSERTION

Notice Under Fictitious Name Law  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Wee Care Day Care At The Baptist Temple located at 206 Center Street, in the County of Polk in the City of Dundee, Florida 33838 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk, Florida, this 11 day of August, 2017.  
Baptist Temple of Dundee Inc.  
August 18, 2017 17-01376K

### FIRST INSERTION

Notice Under Fictitious Name Law  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Donaldson Environmental located at PO Box 8948, in the County of Polk in the City of Lakeland, Florida 33806 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk, Florida, this 14 day of August, 2017.  
Robert Donaldson  
August 18, 2017 17-01375K

### 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. 2016CA001053000000  
Wells Fargo Bank, NA,  
Plaintiff, vs.  
James L. McNabb; et al.  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 20, 2017, entered in Case No. 2016CA001053000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, NA is the Plaintiff and James L. McNabb; Unknown Spouse of James L. McNabb; Country Walk Lane Phase III Home Owners Association, Inc.; Country Walk Phase III Land Owners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 5th day of September, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 24, COUNTRY WALK ESTATES PHASE THREE, ACCORDING TO THE PLAT OR MAP THEREOF, DESCRIBED IN PLAT BOOK 123, AT PAGE(S) 43 & 44, 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 10th day of August, 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. 2016CA001053000000  
File # 16-F02988  
August 18, 25, 2017 17-01355K

### FIRST INSERTION

Public Auction list

Public Auction to be held August 30th, 2017 @ 9:00am  
2000 W Memorial Blvd Lakeland, FL. 33815  
pursuant to subsection 713.78 of the Florida Statutes. Stepps Towing Inc, reserves the right to accept or reject any and/or all bids.  
2007 Toyota Camry 4T1BE46KX7U181472  
2008 Toyota Yaris JTD8T923X81207321  
1976 Dodge Van RV 176913D5565  
1994 Honda VFR750F JH2RC3607RM401226  
1997 Chrysler Sebring 3C3EL55HXVT557862  
2012 Volkswagen Jetta 3VWDP7AJ3CM053979  
2013 Bash Bike LHJTLKBR0D1B01098  
2002 Oldsmobile Silhouette 1GHDX13E42D216045  
1995 Toyota Avalon 4T1GB10E5U011674  
2008 Ford Explorer 1FMEU63E98UA39013  
2006 Hyundai Sonata 5NPEU46F36H083013  
2004 Honda Motorcyle 1HFSC18024A80177  
2001 Honda Civic JHMES2571S000857  
1992 Ford F150 1FTEF15Y7NNA59758  
2005 Chevrolet Impala 2G1WF52E6659298798  
1999 Mercury Cougar 1ZVFT61L3X5628606  
1999 Toyota Corolla 1NXBR12E6XZ278767  
1988 Mercury Grand Marquis 2MEBM75F7JX617724  
2017 ATV 4 WHEELER JSAAM1144H2102198  
2004 Pontiac Grand Am 1G2NF52E44C210118  
2004 Hyundai Elantra KMHDN56D64U122785  
2003 Dodge Caravan 2C4GP44R53R385205  
1998 Buick Regal 2G4WF5213W1468213  
1997 Dodge Dakota 1B7FL26YXV5262727  
1989 Ford Tempo 1FAPP36X8KK238840  
1991 Ford Probe 1ZVPT20C4M5116724  
1985 Chevrolet Camaro 1G1FF87H2FL476525  
1983 Chevrolet Caprice 2G1AN69H2D1235987  
2000 Mercury Grand Marquis 2MEFM75W2YX672092  
1997 Chrysler LHS 2C3HC56F3VH624451  
1991 Ford Mustang 1FACP42E9MF149587  
2001 Ford Mustang 1FAPP4044F174965  
2005 Chrysler 300C 2C3AA63H45H625106  
2005 Chevrolet Impala 2G1WF52E259108348  
2005 Chrysler Town & Country 2C4GP54L65R517859  
1986 Honda Motorcyle JH2P01700GM06715  
1983 Ford Crown Vic 2FARP42F3DB150210  
August 18, 2017 17-01377K

### FIRST INSERTION

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

#### NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Holly Hill Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on September 20, 2017 at 11:00 a.m. at The Cassidy Offices, 346 East Central Avenue, Winter Haven, Florida 33880.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, recreation facilities, earthwork, water, sewer, and stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, amenity and preserve improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Joe MacLaren  
District Manager  
17-01396K

August 18, 25; September 1, 8, 2017

### FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 9/1/17 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1993 SHAD #146M7336A & 146M7336B. Last Tenants: Gerald Hilario Tobey & Victor Davila. Sale to be held at NHC-FL205 LLC- 1500 W Highland St, Lot 129, Lakeland, FL 33801, 813-241-8269.  
August 18, 25, 2017 17-01388K

**SAVE TIME**  
E-mail your Legal Notice

legal@businessobserverfl.com

**Business Observer**

LV4680

**OFFICIAL COURTHOUSE WEBSITES:**

**MANATEE COUNTY:**  
manateeclerk.com

**SARASOTA COUNTY:**  
sarasotaclerk.com

**CHARLOTTE COUNTY:**  
charlotte.realforeclose.com

**LEE COUNTY:**  
leeclerk.org

**COLLIER COUNTY:**  
collierclerk.com

**HILLSBOROUGH COUNTY:**  
hillsclerk.com

**PASCO COUNTY:**  
pasco.realforeclose.com

**PINELLAS COUNTY:**  
pinellasclerk.org

**POLK COUNTY:**  
polkcountyclerk.net

**ORANGE COUNTY:**  
myorangeclerk.com

Check out your notices on: [floridapublicnotices.com](http://floridapublicnotices.com)

**Business Observer**

LV10256

FIRST INSERTION

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN CITY CENTER COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2017/2018 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the City Center Community Development District (the "Board") will hold two public hearings and a regular meeting on September 12, 2017, at 1:00 p.m. at the Ramada, 43824 Hwy 27, Davenport, Florida 33837.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2017/2018 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2017/2018 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at DPG Management and Consulting, LLC, 1060 Maitland Center Commons, Suite 340, Maitland, Florida 32751, Ph: (321) 263-0132 during normal business hours.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$ 300,065
COLLECTION COSTS @ 7%	\$ 22,586
TOTAL O&M ASSESSMENT	\$ 322,651

Land Use Type	Assigned EAU Factor per Unit	Total # of Units Planned within the District	Proposed O&M Assessment per unit (including collection costs & early payment discounts)
Retail	0.00293	1,281,000 square feet	\$0.14
Office	0.00146	300,000 square feet	\$0.07
Hotel	1.03356	400 rooms	\$49.39
Short Term Rental	1.54080	851 units	\$73.63
Apartments	1.00000	290 units	\$47.79
Industrial/Office Park	0.00207	260,000 square feet	\$0.10

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2017 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The Polk County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patricia Comings-Thibault  
District Manager  
17-01378K

August 18, 2017

FIRST INSERTION

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

DIVISION  
CASE NO:  
2011CA-005111-0000-LK

SELENE FINANCE LP,  
Plaintiff, vs.  
SCOTT L. SCHLEWITZ;  
DISCOVER BANK; UNKNOWN SPOUSE OF SCOTT L. SCHLEWITZ; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY

Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale entered in Civil Case No. 2011CA-005111-0000-LK of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein SELENE FINANCE LP is Plaintiff and SCOTT SCHLEWITZ, et al. are Defendants. The clerk STACY BUTTERFIELD shall sell to the highest and best bidder for cash at Polk County's On Line Public Auction website: www.polk.realforeclose.com, at 10:00 a.m. on September 18, 2017, in accordance with Chapter

45, Florida Statutes, the following described property located in POLK County, Florida as set forth in said Final Judgment of Mortgage Foreclosure, to-wit:

LOT 141, OAK VIEW ESTATES, UNIT NO. 3, AN UNRECORDED SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 23 EAST, SAID LOT 141 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, RUN WEST ALONG THE SOUTH BOUNDARY THEREOF 60.0 FEET; THENCE N 0° 36' E, 1342.0 FEET, TEN 87° 56' W, 470.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87° 56' W, 205.0 FEET, THENCE N 0° 36' E, 212.5 FEET, THENCE S 87° 56' E, 205.0 FEET, THENCE S 0° 36' W, 212.5 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN POLK COUNTY, FLORIDA PARCEL IDENTIFICATION NUMBER: 162923-000000-041210

PROPERTY ADDRESS: 3429 OAKVIEW DRIVE LAKE-LAND, FL 33811-1945

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.

Anthony Loney, Esq.  
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP  
One East Broward Blvd, Suite 1430  
Fort Lauderdale, Florida 33301  
Tel: (954) 522-3233  
Fax: (954) 200-7770  
FL Bar #: 108703  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-065308-F00  
August 18, 25, 2017 17-01358K

FIRST INSERTION

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

2016CA-000053-0000-00  
OCWEN LOAN SERVICING, LLC, Plaintiff, vs.  
STACY M. HUTCHINSON, et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2017, and entered in Case No. 2016CA-000053-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. OCWEN LOAN SERVICING, LLC, is Plaintiff and STACY M. HUTCHINSON; UNKNOWN SPOUSE OF STACY M. HUTCHINSON N/K/A DEBRA HUTCHINSON, are defendants. Stacy Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 18TH day of SEPTEMBER, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 6, OAK CREEK ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2006 ANNIVERSARY MANUFACTURED HOME, I.D. NO. GAFL635A/B91766A V2 1 ; TITLE NOS. 96498563 AND 96498531 ; RP DECAL NOS. 12296726 AND 12296724.

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 10 day of August, 2017  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ Morgan E. Long  
Morgan E. Long, Esq.  
Florida Bar #: 99026  
Email: MLong@vanlawfl.com  
OC7906-15/tro  
August 18, 25, 2017 17-01364K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO. 53-2016-CA-003693

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.  
NORVIN R JARQUIN, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 21, 2017 in Civil Case No. 53-2016-CA-003693 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and NORVIN R. JARQUIN, 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 18th day of September, 2017 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 95, LAKE ALFRED ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE(S) 40 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ROADWAYS AS DEPICTED AND SET FORTH ON SAID PLAT.

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: August 14, 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 # 61426  
August 18, 25, 2017 17-01367K

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.:  
2014CA-004953-0000-00

WELLS FARGO BANK, N.A. Plaintiff, vs.  
BETTY A. DELONG, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed August 8th, 2017 and entered in Case No. 2014CA-004953-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein WELLS FARGO BANK, N.A., is Plaintiff, and BETTY A. DELONG, 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 22 day of September, 2017, the following described property as set forth in said Lis Pendens, to wit:

LOT 13, WATERWOOD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 24 AND 25, 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: August 14, 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 # 61426  
August 18, 25, 2017 17-01379K

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.: 2016CA002291000000  
WELLS FARGO BANK, N.A., Plaintiff, vs.

BILLY D. BRANNON A/K/A BILLY DON BRANNON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 13, 2017 in Civil Case No. 2016CA002291000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and BILLY D. BRANNON A/K/A BILLY DON BRANNON; CATHERINE V. BRANNON; 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 September 12, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 5, INTERLAKE BUILDERS, INC., RESUBDIVISION OF WAVERLY PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 45, PAGE 34, IN 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. 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 11 day of August, 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: Susan Sparks, Esq. FBN: 33626  
Primary E-Mail: ServiceMail@aldridgepite.com  
1113-752517B  
August 18, 25, 2017 17-01371K

FIRST INSERTION

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

CIVIL DIVISION  
Case #: 2017-CA-001153

DIVISION: 7  
JPMorgan Chase Bank, National Association

Plaintiff, -vs.-  
Makechia Robinson, Plenary Guardian of the Person and Property of Gale Nadine McKay a/k/a Gale N. McKay a/k/a Gale McKay, Ward; Gale Nadine McKay a/k/a Gale N. McKay a/k/a Gale McKay, Ward; Unknown Spouse of Gale Nadine McKay a/k/a Gale N. McKay a/k/a Gale McKay; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by,

through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-001153 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Makechia Robinson, Plenary Guardian of the Person and Property of Gale Nadine McKay a/k/a Gale N. McKay a/k/a Gale McKay, Ward 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 October 30, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 12, BLOCK 1, OF FORTUNA ADDITION TO LAKE-LAND, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2,

PAGE 49, 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  
17-306420 FC01 CHE  
August 18, 25, 2017 17-01361K

**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](mailto:legal@businessobserverfl.com)

**Business Observer**

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2016CA002247000000**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JAMES CURTIS, et al. Defendants**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 24, 2017, and entered in Case No. 2016CA002247000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. NATIONSTAR MORTGAGE LLC, is Plaintiff and JAMES CURTIS; UNKNOWN SPOUSE OF JAMES CURTIS N/K/A RICHARD MUSE; MIDFLORIDA CREDIT UNION FKA MIDFLORIDA FEDERAL CREDIT UNION; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, are defendants. Stacy Butterfield, Clerk of the Circuit Court for Polk County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 19TH day of SEPTEMBER, 2017, the following described property as set forth in said Final Judgment, to wit:  
 LOT 23 OF KEYSTONE MANOR, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS: THE SOUTH 120 FEET OF THE NORTH 389.40 FEET OF THE WEST 90 FEET OF THE EAST 330 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 25 EAST, 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.  
**VAN NESS LAW FIRM, PLC**  
 1239 E. Newport Center Drive, Suite 110  
 Deerfield Beach, Florida 33442  
 Ph: (954) 571-2031  
**PRIMARY EMAIL:**  
 Pleadings@vanlawfl.com  
 /s/ Morgan E. Long  
 Morgan E. Long, Esq.  
 Florida Bar #: 99026  
 Email: MLong@vanlawfl.com  
 FN9066-16NS/cyl  
 August 18, 25, 2017 17-01372K

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.: 2012CA0083840000WH**  
**DIVISION: 7**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC4, Plaintiff, vs. KRISTINA URQUHART, et al, Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 28, 2017, and entered in Case No. 2012CA0083840000WH of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, is the Plaintiff and Assets Recovery Center Investments, LLC., Equity Direct Mortgage Corp., Imperialakes Community Services Association I, Inc., Kristina Urquhart, Scott Urquhart, Unknown Tenant N/K/A Justin Urquart, 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 12th day of September, 2017, the following described property as set forth in said Final Judgment of Foreclosure:  
 LOT 324 OF IMPERIALAKES PHASE ONE ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 63 AT PAGES 43 44 AND 45 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA  
 3044 BLOWN FEATHER LN, 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 11th day of August, 2017.  
 /s/ Megan Sanders  
 Megan Sanders, Esq.  
 FL Bar # 113715  
 Albertelli Law  
 Attorney for Plaintiff  
 P.O. Box 23028  
 Tampa, FL 33623  
 (813) 221-4743  
 (813) 221-9171 facsimile  
 eService: servealaw@albertellilaw.com  
 AH-16-016001  
 August 18, 25, 2017 17-01369K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2016CA001975000000**  
**BANK OF AMERICA, N.A. Plaintiff, v. LEWIS V. POLK; DAWN R. POLK; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNICOR FUNDING, INC. Defendants.**  
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 19, 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 17, EASTMEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 a/k/a 2367 EASTMEADOWS RD, LAKE LAND, FL 33812-3108  
 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on September 18, 2017 beginning at 10:00 AM.  
 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 26th day of September, 2017, the following described property as set forth in said Final Judgment, to wit:  
 LOT 88, YORKSHIRE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 5, 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 10 day of August, 2017.  
 By: Steven Force, Esq.  
 Bar Number: 71811  
 Submitted by:  
 Choice Legal Group, P.A.  
 P.O. Box 9908  
 Fort Lauderdale, FL 33310-0908  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@clegalgroup.com  
 16-02170  
 August 18, 25, 2017 17-01356K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2017CA000427000000**  
**CIT BANK, N.A., Plaintiff, vs. MARY L. GIBSON, et al, Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 14, 2017, and entered in Case No. 2017CA000427000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Florida Housing Finance Corporation, Mary L. Gibson, SunTrust Bank, The Unknown Heirs of the Estate of Barbara Turner, deceased, United States of America Acting through Secretary of Housing and Urban Development, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said 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 12th day of September, 2017, the following described property as set forth in said Final Judgment of Foreclosure:  
 LOT SIXTEEN (16) OF THE GOLDEN BOUGH ASSOCIATION'S PLAT OF HOMESITES IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 28 EAST, ACCORDING TO PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID POLK COUNTY, FLORIDA PLAT BOOK 4, PAGE 65.  
 843 GOLDEN BOUGH ROAD, LAKE WALES, FL 33898  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
 Dated in Hillsborough County, Florida, this 11th day of August, 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  
 AH-16-035682  
 August 18, 25, 2017 17-01368K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2016CA003851000000**  
**LENDING HOME FUNDING CORP., Plaintiff, vs. MCDONALD AND MCDONALD PROPERTIES OF FLORIDA, LLC, FLORIDA LIMITED LIABILITY COMPANY, et al. Defendants**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2017, and entered in Case No. 2016CA003851000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. LENDING HOME FUNDING CORP., is Plaintiff and MCDONALD AND MCDONALD PROPERTIES OF FLORIDA, LLC, FLORIDA LIMITED LIABILITY COMPANY; CITY OF MULBERRY, FLORIDA; ROBERT MCDONALD A/K/A ROBERT L. MCDONALD; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, are defendants. Stacy Butterfield, Clerk of Circuit Court for Polk County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 18TH day of SEPTEMBER, 2017, the following described property as set forth in said Final Judgment, to wit:  
 THE NORTH 50 FEET OF LOT 1, THE EAST 15 FEET OF THE NORTH 50 FEET OF LOT 2,  
 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 26th day of September, 2017, the following described property as set forth in said Final Judgment, to wit:  
 LOT 88, YORKSHIRE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 5, 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 10 day of August, 2017.  
 By: Steven Force, Esq.  
 Bar Number: 71811  
 Submitted by:  
 Choice Legal Group, P.A.  
 P.O. Box 9908  
 Fort Lauderdale, FL 33310-0908  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@clegalgroup.com  
 16-02170  
 August 18, 25, 2017 17-01356K

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  
**CIVIL ACTION**  
**CASE NO.: 2017CA000427000000**  
**CIT BANK, N.A., Plaintiff, vs. MARY L. GIBSON, et al, Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 14, 2017, and entered in Case No. 2017CA000427000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Florida Housing Finance Corporation, Mary L. Gibson, SunTrust Bank, The Unknown Heirs of the Estate of Barbara Turner, deceased, United States of America Acting through Secretary of Housing and Urban Development, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said 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 12th day of September, 2017, the following described property as set forth in said Final Judgment of Foreclosure:  
 LOT SIXTEEN (16) OF THE GOLDEN BOUGH ASSOCIATION'S PLAT OF HOMESITES IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 28 EAST, ACCORDING TO PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID POLK COUNTY, FLORIDA PLAT BOOK 4, PAGE 65.  
 843 GOLDEN BOUGH ROAD, LAKE WALES, FL 33898  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
 Dated in Hillsborough County, Florida, this 11th day of August, 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  
 AH-16-035682  
 August 18, 25, 2017 17-01368K

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.: 2017CA-001694-0000-00**  
**U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5, Plaintiff, VS. VICTOR RODRIGUEZ, 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 August 2, 2017 in Civil Case No. 2017CA-001694-0000-00, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5 is the Plaintiff, and VICTOR RODRIGUEZ; ELBA J. MUNIZ-RODRIGUEZ A/K/A ELBA J. MUNIZ RODRIGUEZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A VANESSA RODRIGUEZ; 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

FIRST INSERTION

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 September 15, 2017 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 LOT 13, BLOCK 2, VILLAGE 3, NEIGHBORHOOD 1, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 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 11 day of August, 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: Susan Sparks, Esq.  
 FBN: 33626  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1221-15007B  
 August 18, 25, 2017 17-01366K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**DIVISION**  
**CASE NO. 2010CA-000288-0000-00**  
**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR BCAP 2006-AA2, Plaintiff, vs. ARACENA, MARIA, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2010, and entered in 2010CA-000288-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR BCAP 2006-AA2 is the Plaintiff and MARIA ARACENA; UNKNOWN SPOUSE OF MARIA ARACENA N/K/A JUAN ARACENA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; MARKET STREET MORTGAGE CORPORATION N/K/A PSB MORTGAGE CORPORATION; WINDRIDGE HOMEOWNERS ASSOCIATION INC; UNKNOWN PERSONS IN POSSESSION OF THE SUBJECT PROPERTY N/K/A MARIA MUNOZ 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 September 01, 2017, the following described property as set forth in said Final Judgment, to wit:  
 LOT 40 WINDRIDGE, ACCORD-

FIRST INSERTION

ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.  
 Property Address: 5896 WINDRIDGE DR, WINTER HAVEN, FL 33881  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.  
**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 15 day of August, 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  
 15-082130 - MoP  
 August 18, 25, 2017 17-01385K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CIVIL DIVISION**  
**Case #: 2017-CA-000202**  
**DIVISION: 7**  
**JPMorgan Chase Bank, National Association Plaintiff, vs.- John William Deleo; Anna Lynn Deleo; Polk County, Florida; Loma 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, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants**  
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-000202 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and John William

FIRST INSERTION

Deleo 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 September 15, 2017, the following described property as set forth in said Final Judgment, to-wit:  
 LOT 62, LOMA VISTA, SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
 Submitted By:  
**ATTORNEY FOR PLAINTIFF:**  
 SHAPIRO, FISHMAN & GACHÉ, LLP  
 2424 North Federal Highway,  
 Suite 360  
 Boca Raton, Florida 33431  
 (561) 998-6700  
 (561) 998-6707  
 16-303076 FCOI CHE  
 August 18, 25, 2017 17-01360K



FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION

CASE NO.: 2017CA001776000000  
LPC FUND, LLC

Plaintiff, vs.  
RICO'S PLACE, LLC; AMBER  
MCGEE; DEPARTMENT OF  
BUSINESS AND PROFESSIONAL  
REGULATION, DIVISION  
OF ALCOHOLIC BEVERAGES  
AND TOBACCO; and THE STATE  
OF FLORIDA'S DEPARTMENT OF  
REVENUE;

Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Summary Judgment of Foreclosure dated August 10, 2017, and entered in Case No. 2017CA001776000000, of Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein, LPC FUND, LLC, Plaintiff, and RICO'S PLACE, LLC, et al., are Defendants. I will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at 10:00 o'clock A.M. on the 14th day of September, 2017, the following de-

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

That certain series 4COP quota alcoholic beverage license #63-05445

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

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

Dated in Polk County, Florida this 15th day of August, 2017,  
SAMUEL A. RUBERT, P.A.  
Attorney for Plaintiff  
2645 Executive Park Drive, Suite 122  
Weston, Florida 33331  
Tel: (954) 640-0296  
Email: srubert@rubertlaw.com  
By: /s/ Samuel A. Rubert  
Samuel A. Rubert  
FBN: 25511  
August 18, 25, 2017 17-01386K

FIRST INSERTION

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

CASE NO.: 2016CA003298000000  
CITIFINANCIAL SERVICING LLC

Plaintiff, vs.  
THE UNKNOWN HEIRS OR  
BENEFICIARIES OF THE ESTATE  
OF SUSIE MELVINA WOOD A/K/A  
SUSIE MELVINA BRITT WOOD,  
DECEASED, et al

Defendants.  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated August 08, 2017, and entered in Case No. 2016CA003298000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein CITIFINANCIAL SERVICING LLC, is Plaintiff, and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF SUSIE MELVINA WOOD A/K/A SUSIE MELVINA BRITT WOOD, DECEASED, 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 12 day of September, 2017, the following described property as set forth in said Final Judgment, to wit:

Commencing at a point on the North right-of-way line of State Road No. S-542, said point being 22.80 ft. North and 139.50 ft. West of the Southeast corner of the SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East, thence North, parallel to the East line of the said SW 1/4 of the NW 1/4 409.20 ft., thence West

165.50 ft., thence South parallel with said East line of SW 1/4 of NW 1/4 409.20 ft. to the North right-of-way line of State Road No. S-542, thence East 165.50 ft. to the point of beginning, lying and being in Polk County, Florida, less South 200 feet thereof. And also 20 foot easement on West side of the South 200 feet.

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: August 15, 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 # 74485  
August 18, 25, 2017 17-01393K

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 September 8, 2017 at 10:00 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 14 day of August, 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: Susan Sparks, Esq.  
FBN: 33626  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1271-1236B  
August 18, 25, 2017 17-01383K

OFFICIAL  
COURTHOUSE  
WEBSITES:

MANATEE COUNTY:  
manateeclerk.com

SARASOTA COUNTY:  
sarasotaclerk.com

CHARLOTTE COUNTY:  
charlotte.realforeclose.com

LEE COUNTY:  
leeclerk.org

COLLIER COUNTY:  
collierclerk.com

HILLSBOROUGH COUNTY:  
hillsclerk.com

PASCO COUNTY:  
pasco.realforeclose.com

PINELLAS COUNTY:  
pinellasclerk.org

POLK COUNTY:  
polkcountyclerk.net

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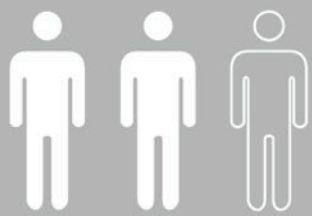
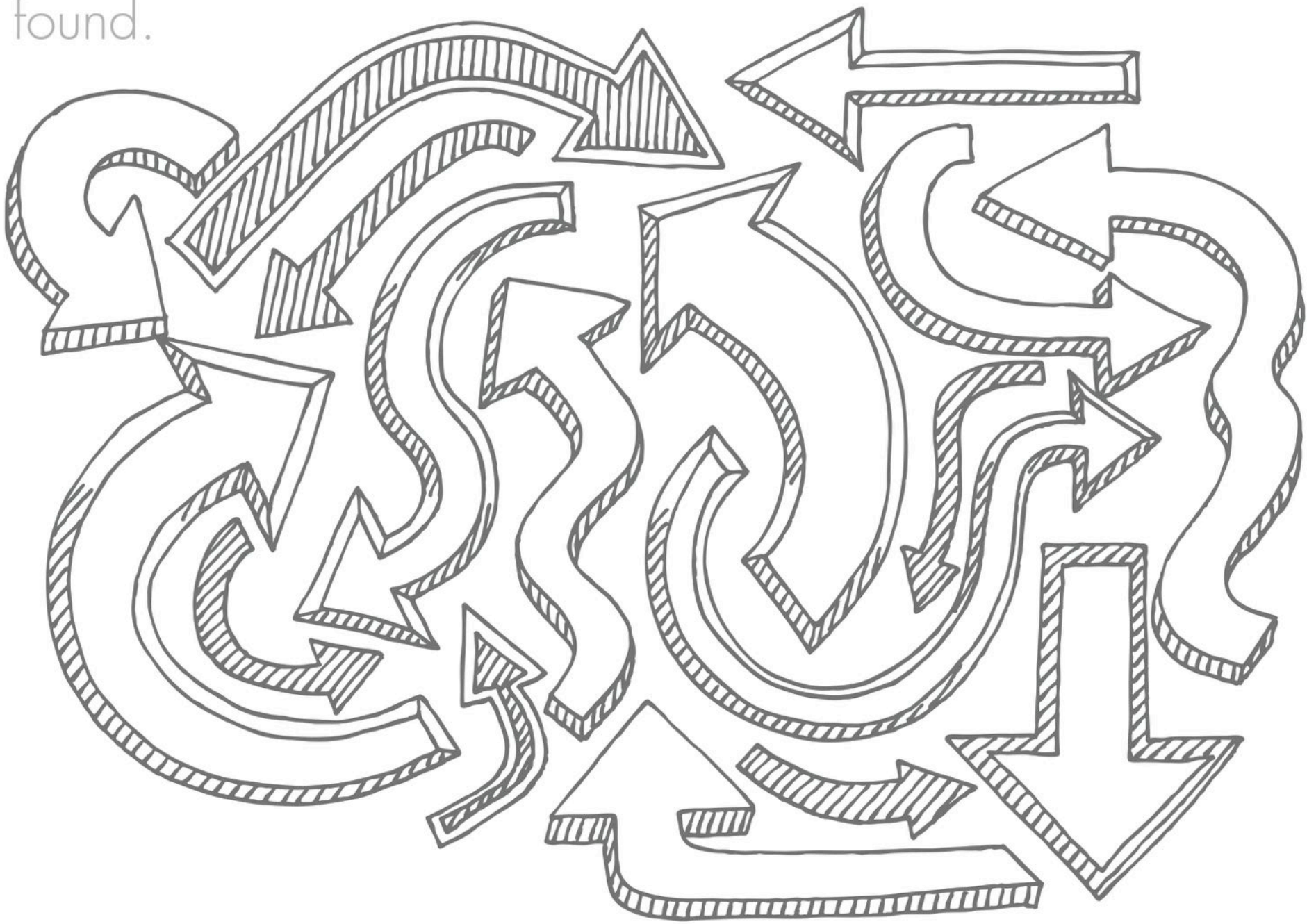






# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



**2 OUT OF 3**

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



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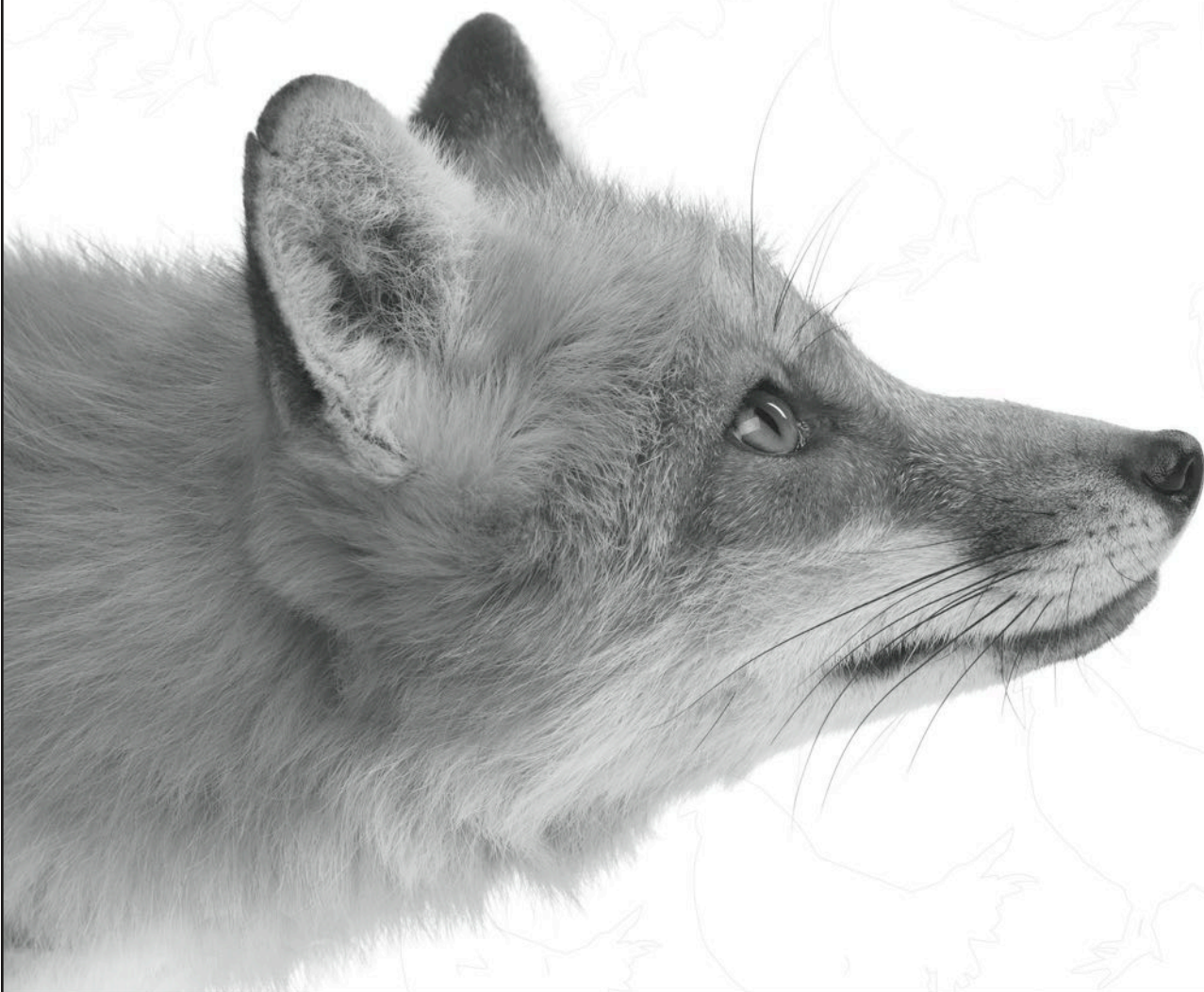


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# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

This is like putting the fox in charge of the hen house.



**Keep Public Notices  
in Newspapers**

