

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 17-CP-2901
IN RE: ESTATE OF
LORETTA G. WURTHMANN
Deceased.

The administration of the estate of Loretta G. Wurthmann, deceased, whose date of death was October 23, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2017.

Personal Representative:

James F. Wurthmann, Jr.
245 Canterbury Lane
Mulberry, Florida 33860
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
CRAIG A. MUNDY, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
December 22, 2017 17-01999K

FIRST INSERTION

Notice is hereby given that SHARDAY HAMPTON, owner, desiring to engage in business under the fictitious name of SINCERE SERENITY located at 1804 SUPERIOR PLACE, POINCIANA, FL 34759 in POLK County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 22, 2017 17-02010K

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 Jackson Rooming House located at 1605 N. 12th St., in the County of Polk in the City of Haines City, Florida 33844 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 18 day of Dec., 2017.
Quincy Crawford Jackson
December 22, 2017 17-02015K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 17-CP-2625
IN RE: ESTATE OF
SHARDABEN RAMANLAL PATEL
a/k/a SHARDABEN R. PATEL,
a/k/a SHARDA R. PATEL,
Deceased.

The administration of the estate of Shardaben Ramanlal Patel a/k/a Shardaben R. Patel a/k/a Sharda R. Patel, deceased, whose date of death was August 28, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. 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 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 December 22, 2017.

Personal Representative:

Yogesh Patel
4855 Island Shores Lane
Lakeland, Florida 33809
Respectfully submitted,
Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry
Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. ALEXANDER STREET
SUITE 101
PLANT CITY, FL 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
December 22, 2017 17-02007K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.
2008 BMW
WBAVB73558KY63454
Total Lien: \$3672.85
Sale Date: 01/08/2018
Location: Fields BMW
4285 Lakeland Park Dr
Lakeland, FL 33809
863-816-1234
Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Polk and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.
December 22, 2017 17-02014K

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 Sun Paradise located at 111 High Point Dr., in the County of Polk in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 18 day of Dec., 2017.
Ilderlina Mercedes Vargas
December 22, 2017 17-02016K

FIRST INSERTION

Highland Meadows II Community
Development District
Notice of

Board of Supervisors' Meeting

The Board of Supervisors of the Highland Meadows II Community Development District ("Board") will hold a meeting on Thursday, January 11, 2018 at 9:00 a.m. at the Holiday Inn, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, 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 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
December 22, 2017 17-02001K

FIRST INSERTION

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

CASE NO. 2017CA000266000000
BANK OF AMERICA, N.A.;
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE
OF GARY W. GUERRINA A/K/A
GARY WILLIAM GUERRINA,
DECEASED, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order to Reschedule Foreclosure Sale dated October 13, 2017, in the above-styled cause, the Clerk of Court, Stacy M. Butterfield will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on January 11, 2018 at 10:00 am the following described property:

LOT 6, TEMPLIN'S RESUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1138 WALKER CIR W, LAKE LAND, FL 33805-0000

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

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

WITNESS my hand on 12/14/, 2017.
Matthew M. Slowik, Esq
FBN 92553
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
16-10325-FC
December 22, 2017 17-02003K

FIRST INSERTION

Davenport Road South Community
Development District
Notice of

Board of Supervisors' Meeting

The Board of Supervisors of the Davenport Road South Community Development District ("Board") will hold a meeting on Thursday, January 11, 2018 at 9:30 a.m. at the Holiday Inn, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, 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 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
December 22, 2017 17-02000K

FIRST INSERTION

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

CASE NO.: 2017CA001205
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
FERGUSON PROPERTIES,
L.L.C.; STEPHEN H. FERGUSON;
DEBORAH FERGUSON;
UNKNOWN TENANT IN
POSSESSION #1 N/K/A DAYANA
GONZALEZ; UNKNOWN TENANT
IN POSSESSION #2 N/K/A ERIC
VARGAS; UNKNOWN TENANT
IN POSSESSION 3 N/K/A CRUZ
GONZALEZ; UNKNOWN TENANT
IN POSSESSION 4 N/K/A BRIAN
RAMIREZ,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on December 8, 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 January 12, 2018 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 13 AND 14, BLOCK 1, ROSEMONT, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 12, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 720 AND 722 PLATEAU AVENUE, LAKE LAND, FL 33815

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: December 14, 2017
/s/ Michelle A. DeLeon
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 # 103013
December 22, 2017 17-01998K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that PATRICK ANTHONY COATES and YONATHAN BUTLER, owners, desiring to engage in business under the fictitious name of CATER 2 YOU located at 316 MOSCTO DRIVE, DAVENPORT, FL 33897 in Polk County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 22, 2017 17-02002K

FIRST INSERTION

Notice is hereby given that CW3RET ENTERPRISE, LLC, owner, desiring to engage in business under the fictitious name of EEC SOLUTIONS located at 168 MINNIEHAHA CIRCLE, HAINES CITY, FL 33844 in POLK County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 22, 2017 17-02009K

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.: 2017CA001015000000
DITECH FINANCIAL LLC F/K/A
GREEN TREE SERVICING LLC
Plaintiff(s), vs.
JOHN RANDALL TRULUCK;
SUNCOAST SCHOOLS FEDERAL
CREDIT UNION;
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 11, 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 16th day of January, 2018 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

BEGIN AT A POINT 346.6 FEET SOUTH AND 432 FEET EAST OF THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 23 EAST AND RUN THENCE SOUTH 156 FEET, EAST 215 FEET, NORTH 156 FEET AND WEST 215 FEET TO THE POINT OF BEGINNING, IN POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2002 MOBILE HOME WITH VEHICLE IDENTIFICATION NOS.: FLA14616649A AND FLA14616649B.

PROPERTY ADDRESS: 3331 STRICKLAND ROAD, LAKE LAND, FL 33810

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgetlaw.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@padgetlaw.net
Attorney for Plaintiff
Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. John Randall Truluck
TDP File No. 16-007658-1
December 22, 2017 17-02004K

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.: 2016CA002066000000
LOANDEPOT.COM, LLC,
Plaintiff, vs.
BARBARA ANN SIMMONS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 9, 2017, and entered in Case No. 2016CA002066000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which loanDepot.com, LLC, is the Plaintiff and Barbara Ann Simmons, FLTrust LLC As Trustee Under The 332 Winter Land Trust Dated July 30 2015, Unknown Beneficiaries Of The 332 Winter Land Trust Dated July 30 2015, Winter Ridge Condominium Homeowners Association, Inc., Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest 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 9th day of January 2018, the following described property as set forth in said Final Judgment of Foreclosure:

CONDOMINIUM UNIT NO. 202, WINTER RIDGE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN O.R. BOOK 3047, PAGE 2235, AND AMENDMENT(S) THERETO WHICH ARE RECORDED IN O.R. BOOK 3076, PAGE 2250, O.R. BOOK 3389, PAGE 1060, O.R. BOOK 3550, PAGE 910, O.R. BOOK 3581, PAGE 1664, O.R. BOOK 3604, PAGE 1684, O.R. BOOK 3651, PAGE 1965,

O.R. BOOK 3785, PAGE 1783, O.R. BOOK 3949, PAGE 2252, O.R. BOOK 4214, PAGE 2188, O.R. BOOK 4226, PAGE 13, O.R. BOOK 4242, PAGE 2058, O.R. BOOK 4266, PAGE 995, O.R. BOOK 4391, PAGE 2014, O.R. BOOK 4404, PAGE 282, O.R. BOOK 4449, PAGE 2265, AND IN O.R. BOOK 4584, PAGE 1093, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO, AS FROM TIME TO TIME MAY BE FILED OF RECORD, OF THE PUBLIC RECORDS AFORESAID; TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

332 WINTER RIDGE BLVD UNIT 202 WINTER HAVEN, 33881

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

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

Dated in Hillsborough County, Florida, this 13th day of December, 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
AH-16-009743
December 22, 2017 17-01995K

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

GENERAL JURISDICTION DIVISION
CASE NO. 53-2017-CA-001897
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
MICHELLE THOMAS, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 5, 2017 in Civil Case No. 53-2017-CA-001897 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is Plaintiff and MICHELLE THOMAS, 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 5TH day of February, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 8 AND 9, BLOCK 3, MAP OF DAVENPORT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 58 AND 59, 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
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mcalla.com
Fla. Bar No.: 11003
5721076
17-00463-3
December 22, 29, 2017 17-02012K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2017CA001918000000
ROYAL HILLS OF POLK COUNTY HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
DOUGLAS TURNER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated December 11, 2017 in Case No. 2017CA001918000000 in the Circuit Court in and for Polk County, Florida wherein ROYAL HILLS OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and DOUGLAS TURNER, et al, is the Defendant, I will sell to the highest and best bidder for cash at 10:00 A.M. (Eastern Time) on January 16, 2018. () 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 72, OF ROYAL HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 12 & 13 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: December 14, 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@flcg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
December 22, 29, 2017 17-01996K

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2017-CA-002383
DIVISION: 15
PHH Mortgage Corporation
Plaintiff, vs.-
Heidi E. Wise; Aaron Bradford Hall; Phillip C. Hall; Unknown Spouse of Heidi E. Wise; Unknown Spouse of Aaron Bradford Hall; Unknown Spouse of Phillip C. Hall; Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Charles J. Cooper, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Dixielee Lynn Hall, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Dixielee Lynn Hall, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); 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,

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Charles J. Cooper, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); ADDRESS UNKNOWN and Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Dixielee Lynn Hall, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); ADDRESS UNKNOWN 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 aforementioned unknown Defendants

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2016CA000178000000
Division 07
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
Plaintiff, vs.
DIANA L. ARMSTRONG A/K/A DIANA LYNN RADER, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES CREDITORS AND LIENORS OF KEVIN MCCAHL (DECEASED) CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 9939 HWY 33 POLK CITY, FL 33868

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, THENCE S86 DEGREES 47'09"W, 2698.23 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31; THENCE N-02 DEGREES 01'19"W, 1271.08 FEET; THENCE S86 DEGREES 01'08"W, 80.00 FEET; THENCE N-02 DEGREES 01'19"W, 485.89 FEET. THENCE N85 DEGREES 38'73"E, 130.06 FEET TO THE POINT OF BEGINNING ; THENCE S02 DEGREES 01'19"E, 169.42'

FIRST INSERTION

Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Charles J. Cooper, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); ADDRESS UNKNOWN and Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Dixielee Lynn Hall, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); ADDRESS UNKNOWN

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 aforementioned unknown Defendants

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

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

LOTS 2 AND 3, IN BLOCK 3, OF KNOWLES ADDITION, MULBERRY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

more commonly known as 201 Northeast 8th Street, Mulberry, FL 33860.

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 after; otherwise a default will be entered against you for the relief demanded in the Complaint.

Default - 10-30-17
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

WITNESS my hand and seal of this Court on the 22 day of September, 2017.

Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: Lori Armijo
Deputy Clerk

SHAPIRO, FISHMAN & GACHÉ, LLP
Attorneys for Plaintiff
4630 Woodland Corporate Blvd., Suite 100
Tampa, FL 33614
16-302089 FC01 PHH
December 22, 29, 2017 17-02013K

FIRST INSERTION

FEET THENCE S41 DEGREES 49'26"E, 234.52 FEET; THENCE N33 DEGREES 58'17"E, 668.14 FEET TO THE WATERS EDGE OF MUD LAKE; THENCE N54 DEGREES 06'34"W ALONG THE SAID WATER'S EDGE, 166.58 FEET; THENCE S63 DEGREES 35'20"W, 396.77 FEET; THENCE N02 DEGREES 01'19"W, 823.16 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 33 (A 200 FOOT RIGHT OF WAY) AND A POINT ON THE ARC OF A CURVE WHICH IS CONCAVE SOUTHERLY, HAVING A RADIUS OF 2744.78 FEET, A DELTA ANGLE OF 01 DEGREES 03'26" AND A CHORD BEARING OF S78 DEGREES 48'22"W, THENCE RUN SOUTHWESTERLY 50.65 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THENCE S02 DEGREES 01'19"E, 944.59 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE RUN S-86 DEGREES 47'09"-W 2063.23 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31; THENCE RUN N-10 DEGREES 57'09"-W 746.62 FEET;

THENCE RUN S-86 DEGREES 21'11"W 802.81 FEET; THENCE RUN N-02 DEGREES 01'19"W 445.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N-02 DEGREES 01'19"W 108.08 FEET; THENCE RUN S- 86 DEGREES 01'08"-W 80.00 FEET; THENCE RUN N-02 DEGREES 01'19"- W 485.89 FEET; THENCE RUN N-85 DEGREES 38'43"-E 130.06 FEET; THENCE RUN N-02 DEGREES 01'19"-W 944.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 33 (A 200 FOOT RIGHT-OF-WAY) AND A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2744.78 FEET. A DELTA OF 00 DEGREES 31'46" AND A CHORD BEARING OF N-78 DEGREES 32'32"-E; THENCE RUN EASTERLY 25.34 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE; THENCE RUN S- 02 DEGREES 01'19"-E 973.39 FEET; THENCE RUN S-85 DEGREES 38'43"W 130.11 FEET; THENCE RUN S-02 DEGREES 01'19"-E 435.37 FEET; THENCE RUN N-86 DEGREES 01'08"-E 80.05 FEET; THENCE RUN S-02 DEGREES 01'19"-E 133.95 FEET; THENCE RUN S-87 DEGREES 58'41"-W 25.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 2006 JACOBSEN MFG, INC. MOBILE HOME, VIN(S) JACFL27088A AND JACFL27088B commonly known as 9939 HIGHWAY

33, POLK CITY, FL 33868 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before August 16, 2017, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: July 10th, 2017.

CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
By: /s/ Asuncion Nieves
(COURT SEAL)
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.
plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
328026/1563061/sbl
December 22, 29, 2017 17-02008K

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. 2016CA003912000000
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
Plaintiff, vs.

COREY DZIUBEK A/K/A COREY E. DZIUBEK; UNKNOWN SPOUSE OF COREY DZIUBEK A/K/A

COREY E. DZIUBEK; EDWARD J. HEINLEIN; UNKNOWN SPOUSE OF EDWARD J. HEINLEIN; INDIAN LAKE ESTATES, INC. F/K/A INDIAN LAKE CIVIC ASSOCIATION, INC.; POLK COUNTY, FLORIDA; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK; CREDIT ACCEPTANCE CORPORATION A/K/A CREDIT ACCEPTANCE CORP.; LAKE WALES HOSPITAL CORPORATION D/B/A LAKE WALES MEDICAL CENTER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2017, and entered in Case No. 2016CA003912000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is Plaintiff and COREY DZIUBEK A/K/A COREY E. DZIUBEK; UNKNOWN SPOUSE OF EDWARD J. HEINLEIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; INDIAN LAKE ESTATES, INC. F/K/A INDIAN LAKE CIVIC ASSOCIATION, INC.; POLK COUNTY,

FLORIDA; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK; CREDIT ACCEPTANCE CORPORATION A/K/A CREDIT ACCEPTANCE CORP.; LAKE WALES HOSPITAL CORPORATION D/B/A LAKE WALES MEDICAL CENTER; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on the 11 day of January, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 352, INDIAN LAKE ESTATES UNIT NO. 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 30 day of November, 2017
By: Stephanie Simmonds, Esq.
Fla. Bar No.: 85404
Submitted by:
Kahane & Associates, P.A.
8201 Peters Road, Ste.3000
Plantation, FL 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 16-00408 SET
V3.20160920
December 22, 29, 2017 17-01997K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2012CA-005981-0000-00
DIVISION: 11

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.-
LYNETTE K. MULLIGAN;
STEPHANIE DAWN LOWMAN;
CHRISTOPHER LOUIS RUDER;
MARK E. MULLIGAN A/K/A MARK EDWARD MULLIGAN;
UNKNOWN TENANT I;
UNKNOWN TENANT II
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2012CA-005981-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION., Plaintiff and LYNETTE K. MULLIGAN 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 March 7, 2018, the following described property as set forth in said Final Judgment, to-wit:

BEGINNING 314 85 FEET SOUTH OF THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, OF SECTION 24, TOWNSHIP 27 SOUTH,

RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN EAST 311 FEET TO THE POINT OF THE BEGINNING, RUN NORTH 106.12 FEET, EAST 105 FEET, SOUTH 106.12 FEET, WEST 105 FEET TO THE POINT OF BEGINNING.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
15-292035 FC01 CHE
December 22, 29, 2017 17-02017K

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. 2017CA00011500
0000

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D,
Plaintiff, vs.
Magdalena Diaz, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order granting Motion to Cancel and Reset Foreclosure Sale dated November 14, 2017, entered in Case No. 2017CA000115000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D is the Plaintiff and Magdalena Diaz; Francisco Bautista; Florida Housing Finance Corporation 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 16th day of January, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 10, IN BLOCK 6, OF LAKE THOMAS ESTATES, UNIT TWO, AS SHOWN BY MAP OR PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 60, PAGE 5.

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 15 day of December, 2017.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
1501 N.W. 49th Street, Suite 200
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4729
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Kara Fredrickson
Kara Fredrickson, Esq.
Florida Bar No. 85427
Case No. 2017CA000115000000
File # 14-F06356
December 22, 29, 2017 17-02006K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2015CA001466000000
ABS REO TRUST, III,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF GERALD A. DIXON
A/K/A GERALD ANDREW DIXON,
DECEASED; et al.,
Defendant(s).

TO: Shannon Andrew Dixon
 Last Known Residence: 1245 31ST St
 NW Winter Haven FL 33881

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

THE NORTH 40 FEET OF LOT 48 AND THE SOUTH 20 FEET OF LOT 47, OF WEST CANNON HEIGHTS, AS SHOWN BY MAP OR PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 12, PAGE 50.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 30 Days After The First Date of Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 Default Date: 1/15/18

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

Dated on December 4, 2017.

STACY M. BUTTERFIELD

As Clerk of the Court

By: /s/ Taylor Pittman

As Deputy Clerk

ALDRIDGE | PITE, LLP
 Plaintiff's attorney
 1615 South Congress Avenue, Suite 200
 Delray Beach, FL 33445
 1468-020B

December 22, 29, 2017 17-02011K

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.

2017CA-000685-0000-00

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK N.A. AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2006-B,
Plaintiff, vs.

VINCE E. FRAZIER A/K/A VINCE FRAZIER AND DEANNA K. FRAZIER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 05, 2017, and entered in 2017CA-000685-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK N.A. AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2006-B is the Plaintiff and VINCE E. FRAZIER A/K/A VINCE FRAZIER; DEANNA K. FRASIER; SUN RAY HOMES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A GARRETT FRAZIER; UNKNOWN TENANT #2 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 January 16, 2018, the following described property as set forth in said Final Judgment, to wit:

BEGIN 795 FEET SOUTH OF THE INTERSECTION OF THE EAST SIDE OF THOMAS AVENUE AND THE NORTH SIDE OF WILLIAM STREET AS SHOWN ON THE PLAT OF SUN RAY HOMES, PLAT NUMBER TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 26,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN EAST 120 FEET, SOUTH 75 FEET, WEST 95 FEET TO THE EASTERLY SIDE OF THOMAS AVENUE, THENCE NORTHERLY ALONG A CURVE HAVING A RADIUS OF 25 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 50 FEET ALON THE EAST SIDE OF THOMAS AVENUE BEING IN THE NORTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 32 SOUTH, RANGE 28 EAST, POLK COUNTY FLORIDA.

Property Address: 521 THOMAS AVENUE, FROSTPROOF, FL 33843

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

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 December, 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
 17-091015 - MoP
 December 22, 29, 2017 17-02005K

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

**Business
 Observer**

**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**

1W4671

LV10253

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 17-CP-2685
IN RE: ESTATE OF
JAMIE LYNN SHARP,
Deceased.

The administration of the estate of JAMIE LYNN SHARP, deceased, whose date of death was November 23, 2016, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: December 15, 2017.

JERRY SHARP

Personal Representative

144 Argyle Gate Loop Road
Dundee, FL 33838

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550

Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Telephone: 813-265-0100
Email: rhines@hnh-law.com

Secondary Email:
jrivera@hnh-law.com

December 15, 22, 2017 17-01971K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2017CP-002397-0000-XX
IN RE: ESTATE OF
EARL W. FUSSELL, SR.,
Deceased

The administration of the estate of EARL W. FUSSELL, SR., deceased, whose date of death was March 31, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, Post Office Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 December 15, 2017.

Personal Representative:

DEWEY FUSSELL

4523 Fussell Road
Polk City, FL 33868

Attorney for Personal Representative:
V. PATTON KEE

Florida Bar No. 092071
108 East Park Street
Auburndale, FL 33823

Telephone: (863) 967-1884

December 15, 22, 2017 17-01987K

SECOND 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. 2014CA-001706

U.S. BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
THE HOLDERS OF STRUCTURED
ASSET SECURITIES
CORPORATION MORTGAGE
LOAN TRUST 2006-BC3,
Plaintiff, vs.
JAMES A MULLETT, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 5, 2017 in Civil Case No. 2014CA-001706 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-BC3 is Plaintiff and JAMES A MULLETT, 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 1ST day of February, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF

LAKELAND, COUNTY OF POLK, AND STATE OF FLORIDA, TO WIT: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA TO-WIT: LOT 1, LONGWOOD PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Lisa Woodburn, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff

110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301

Phone: (407) 674-1850
Fax: (321) 248-0420

Email: MRService@mccalla.com
Fla. Bar No.: 11003

5690951
14-01661-5

December 15, 22, 2017 17-01988K

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.: 2015CA003473000000
U.S. BANK TRUST, N.A., AS
TRUSTEE FOR LSF9 MASTER
PARTICIPATION TRUST,
Plaintiff, vs.
ALFREDO A. SALINAS; 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 November 9, 2017 in Civil Case No. 2015CA003473000000, 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 ALFREDO A. SALINAS; GUADALUPE T. SALINAS; UNKNOWN TENANT 1 N/K/A ELIZBETH SALINAS; 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 January 9, 2018 at 10:00 AM EST the following described real prop-

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

THE EAST 60 FEET OF THE SOUTH 200 FEET OF LOT 2, BLOCK 2, TWIN LAKE PARK ADDITION TO LAKE WALES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, 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 7 day of December, 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

1137-1757B
December 15, 22, 2017 17-01966K

SECOND INSERTION

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

CASE NO. 2016CA001834000000
BANK OF AMERICA, N.A.;
Plaintiff, vs.
GEORGE A. CONANT A/K/A
GEORGE ALLEN CONANT, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order to Reschedule Foreclosure Sale dated October 5, 2017, in the above-styled cause, the Clerk of Court, Stacy M. Butterfield will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on January 2, 2018 at 10:00 am the following described property:
NW 1/4 OF NW 1/4 OF SE 1/4 OF SECTION 29 TOWNSHIP 27 SOUTH RANGE 23 EAST POLK COUNTY FLORIDA.

Property Address: 4193 - 4233
OLINGER FARM, LAKELAND,
FL 33809

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

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

WITNESS my hand on 12/6/, 2017.

Matthew M. Slowik, Esq. FBN 92553
Attorneys for Plaintiff

Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045

Fort Lauderdale, FL 33309

Phone: (954)-644-8704;
Fax (954) 772-9601

ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com

16-02320-FC
December 15, 22, 2017 17-01967K

SECOND INSERTION

NOTICE OF ACTION
IN THE 10th JUDICIAL CIRCUIT
COURT IN AND FOR POLK
COUNTY, FLORIDA
Case No. 2017 CA 2775
VANDERBILT MORTGAGE AND
FINANCE INC.,
Plaintiff, vs.

RICHARD B. WOODS; UNKNOWN
SPOUSE OF RICHARD B.
WOODS; FAYE LOUISE SHAW
a/k/a FAYE WOODS; UNKNOWN
SPOUSE OF FAYE LOUISE
SHAW a/k/a FAYE WOODS; ANY
UNKNOWN PARTY WHO MAY
CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR OTHER
CLAIMANT, BY, THROUGH,
UNDER OR AGAINST FLOYD
SHAW; JOHN W. WILLIAMSON;
UNKNOWN SPOUSE OF JOHN W.
WILLIAMSON; and UNKNOWN
TENANT.
Defendant.

TO: RICHARD B. WOODS; UNKNOWN SPOUSE OF RICHARD B. WOODS; and ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST FLOYD SHAW last known address, 1742 King Road, Bartow, FL 33830

Notice is hereby given to RICHARD B. WOODS; UNKNOWN SPOUSE OF RICHARD B. WOODS; and ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST FLOYD SHAW that action of foreclosure on the following property in Polk County, Florida:

Legal: THE SOUTH 1/2
OF THE SOUTHEAST 1/4

OF THE SOUTHEAST 1/4
OF THE NORTHEAST 1/4
OF SECTION 7, TOWNSHIP
30 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.
LESS THE WEST 25.00 FEET
FOR THE ROAD RIGHT-OF-
WAY.

TOGETHER WITH THAT CERTAIN CMH MOBILE HOME, I.D. NO(S). WHC014738GAA AND WHC014738GAB.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before January 15, 2018 and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON December 5, 2017.

Stacy M. Butterfield
County Clerk of Circuit Court

(SEAL) By: Taylor Pittman
Deputy Clerk

Leslie S. White, Esquire
the Plaintiff's attorney

420 S. Orange Avenue, Suite 700
P.O. Box 2346

Orlando, Florida 32802-2346
December 15, 22, 2017 17-01989K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.
2017CA-003626-0000-00
SECTION NO. 07

MIDFLORIDA CREDIT UNION,
F/K/A MIDFLORIDA FEDERAL
CREDIT UNION,
Plaintiff, v.

JUDY M. MIELKE; LEISURE
LAKE ESTATES LOT OWNERS
ASSOCIATION, INC.; THE
VILLAGE LAKELAND UNIT 4/4
ADDITION H-O-A INC.; TENANT
#1; TENANT #2; AND ANY AND
ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, AND
UNDER, AND AGAINST THE
HEREIN-NAMED DEFENDANTS
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,
Defendants.

TO: JUDY M. MIELKE; LEISURE LAKE ESTATES LOT OWNERS ASSOCIATION, INC.; THE VILLAGE LAKELAND UNIT 4/4 ADDITION H-O-A INC ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS 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

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:
Lot 44 of THE VILLAGE-LAKE-

LAND, UNIT NO. 4, according to the plat thereof recorded in Plat Book 75 Page 38 of the Public Records of Polk County, Florida. Together with a 1986 Clar mobile home, Identification No. FLFL-CMAG24701189, Real Property Tag R- 251747

Property Address: 438 Skyline
Drive E, Lakeland, FL 33801

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Avenue, Lakeland, Florida 33801, on or before January 16, 2018, 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711 .

DATE: 12/17/17

STACY M. BUTTERFIELD
Clerk of the Court

(SEAL) By: Taylor Pittman
Deputy Clerk

Gregory A. Sanoba, Esq.
422 South Florida Avenue
Lakeland, Florida 33801

December 15, 22, 2017 17-01979K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of GLENWOOD BETTERLY, if deceased any unknown heirs or assigns, DONALD BETTERLY, MICHAEL BETTERLY, PATRICIA BETTERLY, WILLIAM BETTERLY and HEATHER ARMSTRONG, will, on January 2, 2018, at 10:00 a.m., at 1301 Polk City Road, Lot #80, Haines City, Polk County, Florida; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1977 TROP MOBILE HOME,
VIN # 2256A TITLE # 0014902475
and

VIN # 2256B TITLE # 0014902476
and all other personal
property located therein

PREPARED BY:
Jody B. Gabel

Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236

December 15, 22, 2017 17-01973K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
File No. 2017 CP 2845
Division Probate
IN RE: ESTATE OF
GEORGE A. KARAN
Deceased.

The administration of the estate of George A. Karan, deceased, whose date of death was October 7, 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 December 15, 2017.

Personal Representative:

Robert Karan

9 Forest Dr.

Davenport, Florida 33837

Attorney for Personal Representative:
Patrick L. Smith

Attorney
Florida Bar Number: 27044

179 N. US HWY 27
Suite F

Clermont, FL 34711
Telephone: (352) 241-8760

Fax: (352) 241-0220
E-Mail: PatrickSmith@attypip.com

Secondary E-Mail: becky@attypip.com
December 15, 22, 2017 17-01968K

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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2016-CA-001518 WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST Plaintiff, v. SUSAN L. REDINBO; UNKNOWN SPOUSE OF SUSAN L. REDINBO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS; FLORIDA HOUSING FINANCE CORPORATION; MICHAEL G. REDINBO Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 15, 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 396 OF ELOISE WOODS, LAKE MARIAM UNIT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 49, 49A

AND 49B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 624 LAKE ELIZABETH DR, WINTER HAVEN, FL 33884-1434

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on January 19, 2018 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 12th day of December, 2017.

eXL Legal, PLLC
 Designated Email Address: efling@exlegal.com
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 By: ANDREW FIVECOAT
 FBN# 122068
 485150004
 December 15, 22, 2017 17-01992K

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2017CA003399000000 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC Plaintiff(s), vs.

LEAH D. HORN AKA LEAH DAWN HORN; THE UNKNOWN SPOUSE OF LEAH D. HORN AKA LEAH DAWN HORN; WINDWOOD BAY HOMEOWNERS ASSOCIATION, INC.; THE RESERVE AT WINDWOOD BAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THE UNKNOWN TENANT POSSESSION OF 151 MADISON CIRCLE, DAVENPORT; FL 33896; Defendant(s).

TO: WINDWOOD BAY HOMEOWNERS ASSOCIATION, INC. - Last Known Address: 13864 Timberbrooke Drive, #101, Orlando, FL 32824; Previous Addresses: 1755 Pine Ridge Drive, Davenport, FL 33896
 101 Willow View Drive, Davenport, FL 33896;

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 114, OF WINDWOOD BAY PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 40 THROUGH 47, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.

Property address: 151 Madison Circle, Davenport, FL 33896

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

Default Date: 01/16/18

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 7 day of December, 2017.

Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) BY: /s/ Taylor Pittman
 Deputy Clerk

Plaintiff Atty:
 Padgett Law Group
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 attorney@padgettlaw.net
 Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. Leah D. Horn
 TDP File No. 17-004589-1
 December 15, 22, 2017 17-01978K

SECOND INSERTION

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

CIVIL DIVISION
Case No. 2017CA003349

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DALLAS F. CLAY, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DALLAS F. CLAY, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 112 QUAILWOOD DR WINTER HAVEN, FL 33880

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

LOT 34 OF SUGAR CREEK SUBDIVISION, UNRECORDED, DESCRIBED AS: COMMENCING AT THE NE CORNER OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, RUN ON AN ASSUMED BEARING OF DUE SOUTH ALONG THE EAST BOUNDARY THEREOF 2160.0 FEET, THENCE NORTH 89° 45' WEST 1855.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89° 45' WEST 100.0 FEET, THENCE NORTH 220.0 FEET TO THE SOUTH LINE OF QUAILWOOD DRIVE,

THENCE SOUTH 89° 45' EAST, 100.0 FEET, THENCE SOUTH 220.0 FEET TO THE POINT OF BEGINNING.

commonly known as 112 QUAILWOOD DR, WINTER HAVEN, FL 33880 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/13/17, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: 11/6/, 2017

CLERK OF THE COURT
 Honorable Stacy M. Butterfield
 255 North Broadway
 Bartow, Florida 33830-9000
 (FLORIDA SEAL)
 By: /s/ Asuncion Nieves
 Deputy Clerk

Jennifer M. Scott
 Kass Shuler, P.A.
 plaintiff's attorney
 P.O. Box 800
 Tampa, Florida 33601
 (813) 229-0900
 327878/1700858/laa1
 December 15, 22, 2017 17-01977K

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-000735-0000-00 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE OF THE BROCK FAMILY TRUST DATED 19 DAY OF FEBRUARY 2004, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2017, and entered in 2016CA-000735-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the Plaintiff and UNKNOWN BENEFICIARIES OF THE BROCK FAMILY TRUST DATED 19TH DAY OF FEBRUARY 2004; FIFTH THIRD BANK A/K/A R-G CROWN BANK; UNKNOWN SUCCESSOR TRUSTEE OF THE BROCK FAMILY TRUST DATED 19 DAY OF FEBRUARY 2004 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 January 24, 2018, the following described property as set forth in said Final Judgment, to wit:
 LOT 6, BLOCK B, HIGHLAND HEIGHTS UNIT TWO, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 5903 MAY ST, 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.

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 12 day of December, 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
 15-053612 - MoP
 December 15, 22, 2017 17-01991K

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. 2017CA001060000000

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs. DEVON ARLT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 18, 2017, and entered in 2017CA001060000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 is the Plaintiff and DEVON ARLT; UNKNOWN SPOUSE OF DEVON ARLT; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 05, 2018, the following described property as set forth in said

Final Judgment, to wit:
 LOT 66, SOUTHERN DUNES ESTATES ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 47 AND 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1368 REBECCA DR, HAINES CITY, FL 33844

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 13 day of December, 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
 16-193161 - MoP
 December 15, 22, 2017 17-01993K

FOURTH INSERTION

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

CASE NO. 2017CA-003177-0000-00 SECTION NO. 07

RICHARD MEARS, Plaintiff, v. THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBY G. CASEY, DECEASED; TERRY WHITCOMB; RANDY CASEY; BOBBY CASEY; RANDY MEARS; THE UNKNOWN HEIRS OF THE ESTATE OF BOBBY G. CASEY; TENANT #1; TENANT #2; and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE

HEREIN-NAMED DEFENDANTS 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, Defendants.

TO: THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBY G. CASEY, DECEASED, TERRY WHITCOMB, RANDY MEARS, THE UNKNOWN HEIRS OF THE ESTATE OF BOBBY G. CASEY ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS 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

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

The portion of land lying North of the canal and being described as: The East 660.0 feet of Section 28, Township 28 South, Range 25 East, Polk County, Florida, LESS the West 30.0 feet for road right-of-way, and LESS the North 825.0 feet

thereof.

ALSO BEING DESCRIBED AS FOLLOWS:
 Parcel "A": That part of the East 660 feet of Section 28, Township 28 South, Range 25 East, Polk County, Florida, lying North of canal, LESS the North 959.0 feet and LESS the East 100.0 feet and LESS the West 30.0 feet thereof.

and

Parcel "B": The South 134.0 feet of the North 959.0 feet of the East 660.0 feet of Section 28, Township 28 South, Range 25 East, lying North of canal, LESS the North 959.0 feet thereof, lying and being in Polk County, Florida.

Property Address: 40 Oakwood Rd, Winter Haven, FL 33880

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Avenue, Lakeland, Florida 33801, on or before January 4, 2018, 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711

DATE: November 22, 2017

STACEY M. BUTTERFIELD
 Clerk of the Court
 (SEAL) By: Taylor Pittman
 Deputy Clerk

Gregory A. Sanoba, Esq.
 422 South Florida Avenue
 Lakeland, Florida 33801
 Dec. 1, 8, 15, 22, 2017 17-01909K

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. 2017CA001664000000

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 BERTHAM TONN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2017, and entered in 2017CA001664000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CIT BANK, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERTHAM TONN, DECEASED; CONNIE M. DAWSON A/K/A CONSTANCE MARIE DAWSON; UNITED STATES OF AMERICA, ACTING 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 January 24, 2018, the following described property as set forth in said Final Judgment, to wit:
 LOT 11 OF BLOCK A OF COM-

MERCE PARK, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 35 PAGE 29.

Property Address: 1170 SOUTH GORDON AVENUE, BARTOW, FL 33830

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

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 12 day of December, 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
 17-028864 - MoP
 December 15, 22, 2017 17-01990K

SECOND INSERTION

CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY

CIVIL ACTION NO: 2016CA004176000000 Civil Division

IN RE: WESTRIDGE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. IAN CAMPBELL; JACQUELIN CAMPBELL, Defendant(s),

TO: IAN CAMPBELL; JACQUELIN CAMPBELL;

NOTICE FOR PUBLICATION
 YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:

LOT 13, WESTRIDGE PHASE 3 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 98, PAGE 37-38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for WESTRIDGE HOMEOWNERS ASSOCIATION INC, whose address is 1855 Griffin Road, Suite A-423, Dania Beach, FL 33004

and file the original with the clerk of the above styled court on or before January 15, 2018 (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in the POLK BUSINESS OBSERVER.

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

WITNESS my hand and the seal of said court at POLK County, Florida on this 5th day of December, 2017.

STACY M. BUTTERFIELD
 As Clerk, Circuit Court
 POLK County, Florida
 (SEAL) By: Taylor Pittman
 As Deputy Clerk

Florida Community Law Group, P.L.
 Jared Block, Esq.
 1855 Griffin Road, Suite A-423
 Dania Beach, FL 33004
 Phone: (954) 372-5298
 Fax: (866) 424-5348
 Email: jared@fclg.com
 Fla Bar No.: 90297
 December 15, 22, 2017 17-01976K

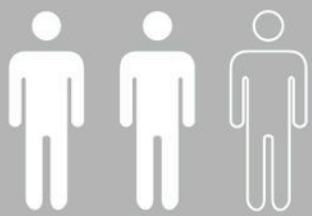
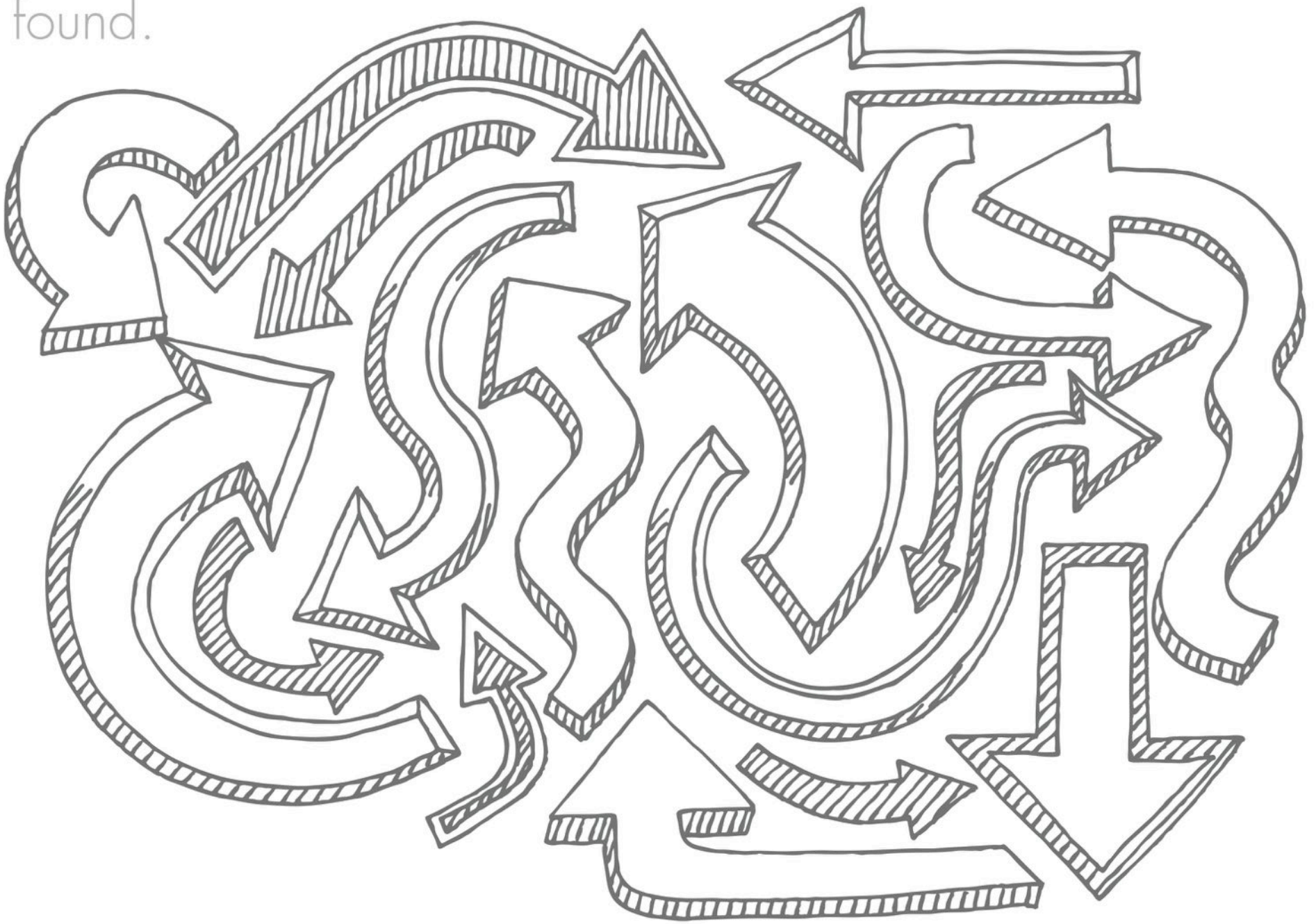
SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/5/18 at 10:30 am the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1990 FLEE #FL-FLK70A17385SE. Last Tenants: Anthony H Duca. Sale to be held at: GCP Plantation Landings, LLC- 23 O'Hara Dr, Haines City, FL 33844, 813-241-8269.
 December 15, 22, 2017 17-01980K

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

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



2 OUT OF 3

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



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.

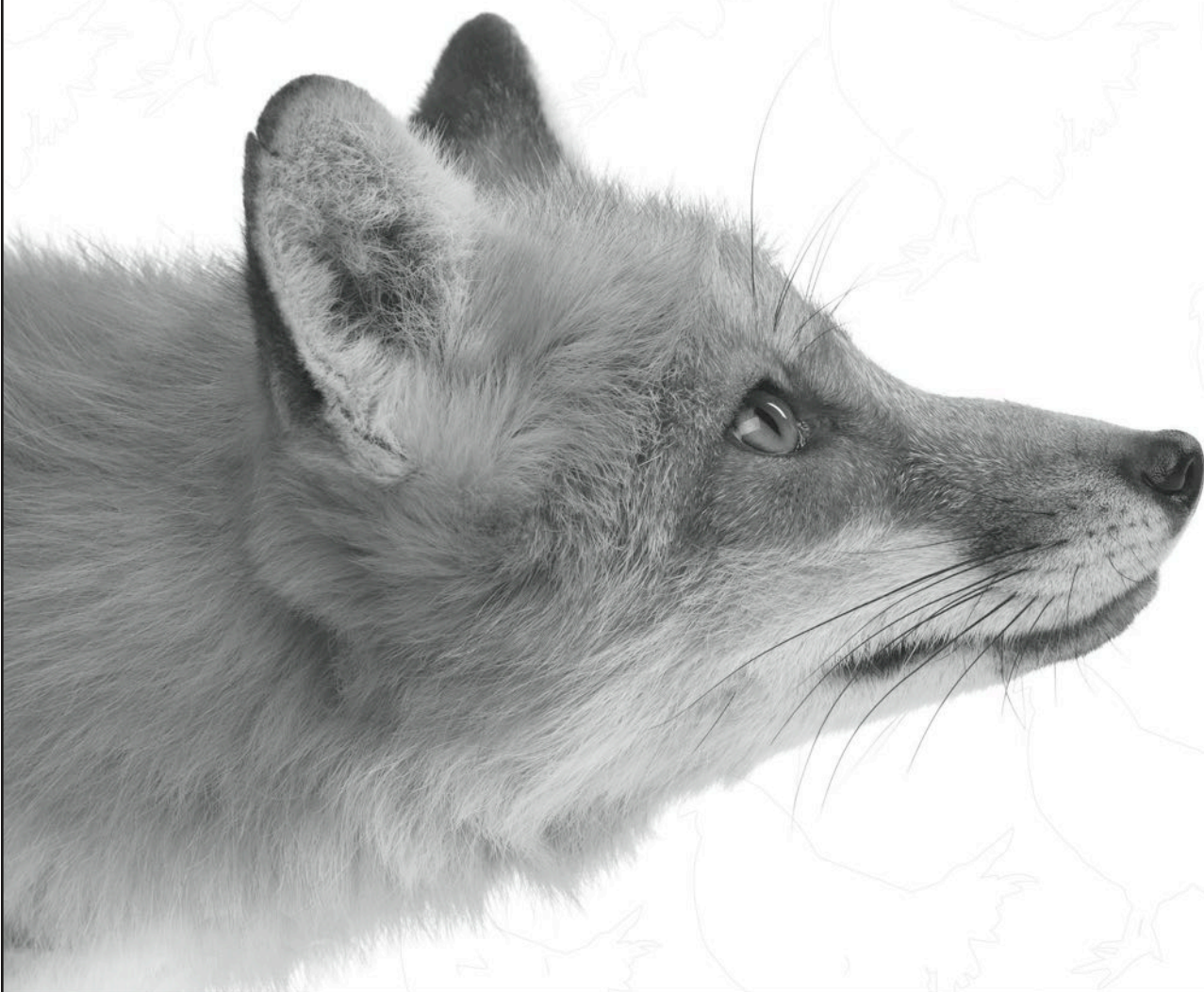


www.newsmediaalliance.org

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



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.

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.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

