

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageStuff.Bid beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

METRO SELF STORAGE

624 Robin Road

Lakeland, FL 33803

The bidding will close on the website StorageStuff.Bid and a high bidder will be selected on January 18, 2018 at 10AM.

Occupant Name	Unit	Property Description
William D. Murray	297	Household Items
Valerie Lawson	503	Household Items
Kara Cici	482A	Household Items

December 29, 2017; January 5, 2018

17-02036K

FIRST INSERTION

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

CASE NO.: 2017CA000565000000 SPARTA GP HOLDING REO CORP. Plaintiff, vs. VALERIE A. KELLEY, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed December 7, 2017 and entered in Case No. 2017CA000565000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein SPARTA GP HOLDING REO CORP., is Plaintiff, and VALERIE A. KELLEY, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 05 day of February, 2018, the following described property as set forth in said Lis Pendens, to wit:

Lot 228, IMPERIAL LAKES PHASE ONE, according to the plat thereof, as recorded in Plat Book 63, at Pages 43 through 45, of the Public Records of Polk County, Florida.

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

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

Dated: December 20, 2017

Phelan Hallinan
Diamond & Jones, PLLC
Attorneys for Plaintiff
2001 NW 64th Street
Suite 100
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
By: /s/ Heather J. Koch
Phelan Hallinan
Diamond & Jones, PLLC
Heather J. Koch, Esq.,
Florida Bar No. 89107
Emilio R. Lenzi, Esq.,
Florida Bar No. 668273
PH # 80101
Dec. 29, 2017; Jan. 5, 2018

17-02030K

FIRST INSERTION

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

CASE NO. 53-2017-CA-000538 BANK OF AMERICA, N.A.; Plaintiff, vs. LINDA J. FOWLER, ET AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 18, 2017, in the above-styled cause, the Clerk of Court, Stacy M. Butterfield will sell to the highest and best bidder for cash at www.polk.realforeclose.com, on January 16, 2018 at 10:00 am the following described property:

LOT 101, SHADY BROOKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1987 FLEETWOOD MOBILE HOME, MODEL 2763B, WITH ID# AFLCTIAH114503267; HUD LABEL #GEO469496, WHICH, BY INTENTION OF THE PARTIES AND UPON RETIREMENT OF THE CERTIFICATE OF TITLE AS PROVIDED IN 319.261 FLA. STAT., SHALL CONSTITUTE A PART OF THE REALTY AND SHALL PASS WITH IT.

Property Address: 3422 OAK MEADOWS DR, MULBERRY, FL 33860

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

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

WITNESS my hand on 12/19/2017.
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
16-13689-FC
Dec. 29, 2017; Jan. 5, 2018

17-02019K

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

Case No. 2016CA2656

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BCAT 2015-14BTT, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GRACE CROMER A/K/A GRACE D. CROMER A/K/A GRACE DORIS CROMER; et al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 11, 2017, in the above-styled cause, I STACY M. BUTTERFIELD, Polk County Clerk of the Circuit Court and County Comptroller will sell to the highest and best bidder for cash at the www.polk.realforeclose.com beginning at 10:00 a.m. on January 25, 2018, the following described property:

LOTS 27 AND 28, KIMBERLEA SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND AMENDMENT TO DEDICATION IN OFFICIAL RECORDS BOOK 3789, PAGE 1686, 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.

This Notice of Sale shall be published for two (2) consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
IRA SCOT SILVERSTEIN, PLLC
ATTORNEYS FOR PLAINTIFF
2900 West Cypress Creek Road,
Suite 6
Fort Lauderdale, Florida 33309
(954) 773-9911
(954) 369-5034 fax
File No.: 124-789 Cromer
Dec. 29, 2017; Jan. 5, 2018

17-02032K

FIRST INSERTION

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

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

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed October 3rd, 2017 and entered in Case No. 2016CA002849000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein WELLS FARGO BANK, NA, is Plaintiff, and KATIE MARIE MAPLES, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 31 day of January, 2018, the following described property as set forth in said Lis Pendens, to wit:

Lot 3 of SARATOGA, according to the map or plat thereof as recorded in Plat Book 143, Pages 32, Public Records of Polk County, Florida.

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

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

Dated: December 18, 2017

Phelan Hallinan
Diamond & Jones, PLLC
Attorneys for Plaintiff
2001 NW 64th Street
Suite 100
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
By: /s/ Heather J. Koch
Phelan Hallinan
Diamond & Jones, PLLC
Heather J. Koch
PH # 76942
Dec. 29, 2017; Jan. 5, 2018

17-02020K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of SALLY T. LUSBY and AARON P. LUSBY, will, on January 11, 2018, at 10:00 a.m., at 4611 Arlington Park Drive, Lot #128, Lakeland, Polk County, Florida; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1988 PALM MOBILE HOME, VIN # PH091673A TITLE # 0045483722 and VIN # PH091673B TITLE # 0045384777

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
Dec. 29, 2017; Jan. 5, 2018

17-02027K

FIRST INSERTION

Notice is hereby given that FRANCISCO ROCHA, owner, desiring to engage in business under the fictitious name of BOYS INTERNATIONAL located at 1640 FISH HATCHERY RD, LOT 17, LAKE LAND, FL 33801 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 29, 2017 17-02022K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that GUTIERREZ IGNACIO GUSTAVO, owner, desiring to engage in business under the fictitious name of EMILIA VACATION HOME located at 206 HERRING ST. 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 29, 2017 17-02038K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2017CP-2969

IN RE: ESTATE OF PRESTON DEWITT HALL

Deceased.

The administration of the estate of Preston Dewitt Hall, deceased, whose date of death was October 11, 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 29, 2017.

Personal Representative:
Tracy S. Kirkpatrick
3403 Whitman Drive
Lakeland, Florida 33803
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
Dec. 29, 2017; Jan. 5, 2018

17-02035K

The administration of the estate of Steven D. Robinson, deceased, Case Number 17CP-2936, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Dec. 29, 2017.

Vivian J. Robinson
Personal Representative
Address: 5741 Daugherty Downs Loop
Lakeland, FL 33809
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
Dec. 29, 2017; Jan. 5, 2017

17-02034K

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2010-CA-002648

WELLS FARGO BANK NA Plaintiff, vs.

PETER WALSH, et. al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 3, 2013, in the above-styled cause, I STACY M. BUTTERFIELD, Polk County Clerk of the Circuit Court and County Comptroller will sell to the highest and best bidder for cash at the www.polk.realforeclose.com beginning at 10:00 a.m. on January 30, 2018, the following described property: ALL THOSE CERTAIN PARCELS OF LAND SITUATE IN THE COUNTY OF POLK, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOTS 3, 4 AND 5, BLOCK 3, GREY MOSS MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 43 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF GREY MOSS MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN NORTH TO THE NORTH LINE OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE TO THE POINT NORTH OF THE NORTHEAST CORNER OF LOT 3, BLOCK 3, OF GREY MOSS MANOR, THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 3, THENCE WEST TO THE POINT OF BEGINNING. LESS THE NORTH 550 FEET THEREOF.

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.

This Notice of Sale shall be published for two (2) consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
IRA SCOT SILVERSTEIN, PLLC
ATTORNEYS FOR PLAINTIFF
2900 West Cypress Creek Road,
Suite 6
Fort Lauderdale, Florida 33309
(954) 773-9911
(954) 369-5034 fax
File No.: 128.477 // WALSH
45-2010-CA-002648
Dec. 29, 2017; Jan. 5, 2018

17-02031K

FIRST INSERTION

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

CASE NO.: 2015CA000253000000 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

GAIL DIANE TATE F/K/A GAIL TATE SHERRILL F/K/A GAIL T. IVES A/K/A GAIL DIANE IVES; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on September 20, 2017 in Civil Case No. 2015CA000253000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, FREEDOM MORTGAGE CORPORATION is the Plaintiff, and GAIL DIANE TATE F/K/A GAIL TATE SHERRILL F/K/A GAIL T. IVES A/K/A GAIL DIANE IVES; UNKNOWN TENANT 1 N/K/A JOHN SHERRILL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on January 18, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment,

to wit: THE EAST 150 FEET OF THE WEST 470 FEET OF THE SOUTH 293.75 FEET OF THE NORTH 1722.50 FEET OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 25 FEET FOR THE ROAD.

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 21 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
1184-410B
Dec. 29, 2017; Jan. 5, 2018

17-02024K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2015-CA-000324
GREEN TREE SERVICING LLC, Plaintiff(s), vs. ROBERT E. TANNER; VICKIE R. TANNER; BANK OF AMERICA, NATIONAL ASSOCIATION; UNKNOWN PARTIES IN POSSESSION #1, IF LIVING, AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT (S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEEES, 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, GRANTEEES, OR OTHER CLAIMANTS; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 12, 2016, 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 19th day of January, 2018 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE 23 EAST, RUN NORTH 00°01'20" WEST ALONG THE EAST BOUNDARY THEREOF FOR 1600.00 FEET; THENCE SOUTH 89°59'00 WEST 354.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'00 WEST 354.25 FEET; THENCE SOUTH 00°01'15" WEST 626.39 FEET TO THE CENTERLINE OF ROAD; THENCE NORTH 82°59'00 EAST 40.20 FEET; THENCE SOUTH 87°41'00 EAST 245.00 FEET; THENCE

SOUTH 75°41'00 EAST 48.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET; THENCE EASTERLY ALONG SAID CURVE 23.54 FEET THROUGH A CENTRAL ANGLE OF 02°50'22"; THENCE NORTH 00°00'03" WEST 648.66 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR ROAD OVER THE SOUTH 30 FEET THEREOF, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 4425 HOMEWOOD LANE, LAKE-LAND, FL 33811

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

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

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

Respectfully submitted,
 PADGETT LAW GROUP
 HARRISON SMALBACH, ESQ.

Florida Bar # 116255
 6267 Old Water Oak Road,
 Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlaw.net
 Attorney for Plaintiff
 Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Robert E. Tanner;
 Vickie R. Tanner
 TDP File No. 17-005840-1
 Dec. 29, 2017; Jan. 5, 2018

17-02029K

FIRST INSERTION

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

CASE NO. 2016CA003019000000
BAYVIEW LOAN SERVICING, LLC Plaintiff, vs.

VAKISHA ROLLINS; UNKNOWN SPOUSE OF VAKISHA ROLLINS; THE UNITED STATES OF AMERICA BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated December 4, 2017, and entered in Case No. 2016CA003019000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK COUNTY, Florida, wherein BAYVIEW LOAN SERVICING, LLC is Plaintiff and VAKISHA ROLLINS; UNKNOWN SPOUSE OF VAKISHA ROLLINS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; THE UNITED STATES OF AMERICA BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 18 day of January, 2018, the following described

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

LOT 254, INWOOD NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 2, 2A AND 2B 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 21 day of December, 2017.

By: Eric Knopp, Esq.
 Fla. Bar No.: 709921
 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.: 16-02823 BLS
 V3.20160920
 Dec. 29, 2017; Jan. 5, 2018

17-02028K

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 American Relief for African Refugees and Migrants located at 4235 Hartridge Lane, in the County of POLK in the City of Lakeland, Florida 33813 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk, Florida, this 22nd day of December, 2017.

December 29, 2017 17-02037K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 2016CA003886000000
U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST HENRY DAVID FOUNTAIN, JR. A/K/A DAVID FOUNTAIN, DECEASED; OAKRIDGE ESTATES COMBINED PROPERTY OWNERS ASSOCIATION, INC.; RUSSELL FOUNTAIN; HENRY D. FOUNTAIN, III; LESLIE ANNE MOORE A/K/A LESLIE ANN LAFOLETTE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST HENRY DAVID FOUNTAIN, JR. A/K/A DAVID FOUNTAIN, DECEASED. RESIDENCES UNKNOWN

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

LOT 61, BLOCK A, OAKRIDGE ESTATES PHASE 6, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 78, PAGES 3 AND 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on SHD Legal Group P.A., Plaintiff's attorneys, whose address is PO BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@shdlegalgroup.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 Default Date: 1/29/18

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 18, 2017.

Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By: Taylor Pittman
 As Deputy Clerk
 SHD Legal Group P.A.
 Plaintiff's attorneys
 PO BOX 19519
 Fort Lauderdale, FL 33318
 (954) 564-0071
 answers@shdlegalgroup.com
 1491-166386 / ANF
 Dec. 29, 2017; Jan. 5, 2018

17-02039K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 2017-CA-0008630
MCCORMICK 105, LLC, a Maryland Limited Liability Company, Plaintiff, vs.
AVINASH KOCHAR, ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure and Award of Attorney's Fees and Costs dated October 24, 2017, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held online at www.polk.realforeclose.com, on the 23rd day of January, 2018 at 10:00 a.m. Eastern Time, the following described property:

LOT 76, RESERVE AT TOWN CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 117, PAGE 39-41 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 916 Reserve Place Davenport, FL 33837.

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

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

Dated this 22nd day of December 2017.

LAW FIRM OF
 GARY M. SINGER, P.A.
 1391 Sawgrass Corporate Parkway
 Sunrise, FL 33323
 Telephone: (954) 851-1448
 Facsimile: (954) 851-1447
 pascale@garysingerlaw.com
 service@garysingerlaw.com
 By: /s/ Daniel M. Herrera
 Daniel M. Herrera, Esq.
 Florida Bar No.: 118254
 Dec. 29, 2017; Jan. 5, 2018

17-02033K

FIRST INSERTION

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

Case No: 2017CA-001553
WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3 ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs.
SUNNIA Y. SEALEY; ET AL., Defendants.

TO: Sunnia Y. Sealey
 1309 Laurel Glen Dr
 Bartow, FL 33830
 Unknown Spouse of Sunnia Y. Sealey
 1309 Laurel Glen Dr
 Bartow, FL 33830
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 54, LAUREL MEADOWS PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 12 AND 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Blake Bonsack, Esq., Lender Legal Services, LLC, 201 East Pine Street, Suite 730, Orlando, Florida 32801 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
 Default Date October 6, 2017

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

WITNESS my hand and seal of the said Court on the 30 day of AUG, 2017.
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: Asuncion Nieves
 Deputy Clerk

Lender Legal Services, LLC
 201 East Pine Street, Suite 730
 Orlando, Florida 32801
 Dec. 29, 2017; Jan. 5, 2018

17-02018K

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-000589-0000-00
PennyMac Loan Services, LLC, Plaintiff, vs.
Bobbi J. Sanchious, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 20, 2017, entered in Case No. 2017CA-000589-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Bobbi J. Sanchious; Chavez El Sanchious are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 18th day of January, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 37, OF CARLISLE HEIGHTS, AS SHOWN IN PLAT BOOK 47, PAGE 49, 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 21st 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. 6209
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By Jimmy Edwards, Esq.
 Florida Bar No. 81855
 Case No. 2017CA-000589-0000-00
 File # 16-F08575
 Dec. 29, 2017; Jan. 5, 2018

17-02023K

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. 2016CA004324000000
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
AMANDA SERKEZ, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 19, 2017 in Civil Case No. 2016CA004324000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and AMANDA SERKEZ, 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 23RD day of January, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3, CEDARCREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGE 3, 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
 5725693
 17-02273-2
 Dec. 29, 2017; Jan. 5, 2018

17-02025K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2017CP002897
Division Probate
IN RE: ESTATE OF JOHN G. STENGER, JR. Deceased.

The administration of the estate of JOHN G. STENGER, JR., deceased, whose date of death was September 5, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 29, 2017.

Personal Representative:
Michael L. Stenger
 4550 J. Stenger Road
 Bartow, Florida 33830
 Attorney for Personal Representative:
 Anthony W. Palma, Esquire
 Florida Bar No. 0351865
 Broad and Cassel
 390 North Orange Avenue,
 Suite 1400
 Orlando, Florida 32801
 (407) 839-4200
 apalma@broadandcassel.com;
 hford@broadandcassel.com
 4849-1360-7763.1
 54951/0001 HFORD HF
 Dec. 29, 2017; Jan. 5, 2018

17-02021K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
 PROBATE DIVISION
Case Number: 17cp-3005
IN RE: ESTATE OF Michael Leon Lott deceased.

The administration of the estate of Michael Leon Lott, deceased, Case Number 17cp-3005, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Dec. 29, 2017.

Veronica D. Lott
Personal Representative
 Address: 115 W. Bella Vista Street
 Lakeland, FL 33805
 MICHAEL H. WILLISON, P.A.
 Michael H. Willison, Esquire
 114 S. Lake Avenue
 Lakeland, Florida 33801
 (863) 687-0567
 Florida Bar No. 382787
 mwillison@mwillison.com
 Attorney for Personal Representative
 Dec. 29, 2017; Jan. 5, 2018

17-02026K

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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2015CA00146600000 ABS REO TRUST, III, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, 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

SECOND 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 de-

mands 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 21, 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, 29, 2017 17-02007K

SECOND 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 07 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.

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

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711. Respectfully submitted, PADGETT LAW GROUP HARRISON SMALBACH, ESQ. Florida Bar # 116255 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlaw.net Attorney for Plaintiff

Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. John Randall Truluck TDP File No. 16-007658-1 December 22, 29, 2017 17-02004K

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.

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

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. 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 RESUBDIVISION, 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, 29, 2017 17-02003K

SECOND 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@qpwbllaw.com E-mail: mdeleon@qpwbllaw.com Matter # 103013 December 22, 29, 2017 17-01998K

SECOND INSERTION

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

CASE NO.: 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 OF CONDOMINIUM 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, 29, 2017 17-01995K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 17CP-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 de-

mands 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 Canterwood 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, 29, 2017 17-01999K

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: www.floridapublicnotices.com

Business Observer

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. 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 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'

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

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;

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

CASE NO. 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 SPOUSE OF COREY DZIUBEK A/K/A COREY E. DZIUBEK; EDWARD J. HEINLEIN; 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

SECOND 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

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. 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