Public Notices



PAGES 21-28

JANUARY 19 - JANUARY 25, 2018

PAGE 21

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

> NOTICE OF REGULAR MEETING OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Lakeside Preserve Community Development District will hold public hearings at 11:30 a.m. on February 8, 2018, at 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Lakeside Preserve Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's Engineer's Report, dated December 2017 (the "Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 12051 Corporate Boulevard, Orlando, Florida 32817.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, on-site and off-site roadways, water and sewer facilities, stormwater management facilities, irrigation, lighting, landscape and hardscape and other improvements, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology Report, dated January 4, 2018 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report outlines the method of allocating assessments for the Improvements to be funded by the District, which will initially be determined on an equal assessment per acre basis. At the time parcels are platted, or otherwise subdivided into assessable units, individual maximum assessments will be assigned to those parcels per Equivalent Resident Unit ("ERU") amounts described in the table below. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the District. The ERU factor and the methodology are explained in more detail in the Assessment Report. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$22,510,000 in debt to be as-sessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The total max annual bond revenue that the District will collect is \$1,574,525 per year. The proposed schedule of assessments is as follows:

Phase	Planned Lots/ERUs	Bonds Max. Net Annual Assmt./Category	Bonds Max. Net Annual Assmt./Unit	Bonds Max Gross Annual Assmt./Category (1)	Bonds Max. Gross Annual Assmt./Unit (1)
Phase 1	135	\$455,360	\$3,373.04	\$489,364	\$3,626.92
Phase 2	160	\$500,896	\$3,130.60	\$538,598	\$3,366.24
Phase 3	166	\$508,052	\$3,060.55	\$546,292	\$3,290.92
Total	461	\$1,464,308		\$1,574,525	

(1) Values include a 7.0% gross-up to account for statutory early payment discount and fees and costs of collection charged by Polk County Property Appraiser and Tax Collector

The assessments may be prepaid in whole or in part at any time, or may be paid in not more than thirty (30) annual install-ments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the tax roll by the Polk County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 11:30 a.m. on February 8, 2018, at 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meet-ing and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment

contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech imshould paired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2018-15

RESOLUTION OF THE BOARD SUPERVISORS OF OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED THE SPECIAL ASSESSMENTS; BY SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

continued from previous column

1. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Offices. Exhibit B is also on file and available for public inspection at the same locations The total estimated cost of the Improvements is \$19,400,000 (the "Estimated Cost").

 $The \ Assessments will \ defray \ approximately \ \$22,510,000, which \ includes \ the \ Estimated \ Cost, \ plus \ financing-related \ Not \ approximately \ \$22,510,000, which \ includes \ the \ Estimated \ Cost, \ plus \ financing-related \ Not \ No$ 3. costs, capitalized interest, debt service reserve and contingency.

The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

There is on file, at the District Records Offices, an assessment plat showing the area to be assessed, with certain 6. plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than 7. (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

 8. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which ssment roll is hereby adopted and approved as the District's preliminary assessment roll.9. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed

or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

10. The District Manager is hereby directed to cause this Resolution to be published once in a newspaper of general circulation within the City of Lakeland and to provide such other notice as may be required by law or desired in the best interests of the District.

11. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5TH DAY OF JANUARY, 2018.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

/s/Jane Gaarlandt Secretary/Assistant Secretary

/s/Lee Saunders Chairman, Board of Supervisors

 Exhibit A:
 Preliminary Engineer's Report, dated December 2017

 Exhibit B:
 Preliminary Assessment Methodology Report, dated January 4, 2018

 [NOTE:
 Exhibits can be obtained by calling Jane Gaarlandt at 407-382-3256 or emailing janeg@,fishkind.com]

January	19,	26,	2018
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ATTEST:

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: Cobb Grand 10 Cinemas Located at 920 Springlake Square NW, in the City of Winter Haven, Polk, Florida 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14 day of November, 2017. CB Theater Experience LLC

January 19, 2018 18-00069K

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 02/09/2018 at 12:00 pm the following vehicle(s) will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585. The lienor's name, address and telephone number and auction location are: CHEZZY PER-FORMANCE GROUP, LLC 930 ROB-ERTS RD Unit 74 HAINES CITY, FL 33844-9470, 3214021364. Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order. YDV20860A606 2006 YDV30914F111 2011 January 19, 2018 18-00079K

FIRST INSERTION FICTITIOUS NAME NOTICE Notice is hereby given that ATTICUS PARTNERS LLC, owner, desiring to engage in business under the ficti-tious name of THE COUPON BOOK OF EAST POLK COUNTY located at 150 3RD ST SW, WINTER HAVEN, FL 33880 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. January 19, 2018 18-00089K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 17CP-3066 IN RE: ESTATE OF LINDA DIANE MOORE Deceased.

The administration of the estate of Linda Diane Moore, deceased, whose date of death was November 1, 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

FIRST INSERTION NOTICE OF PUBLIC SALE The following personal property of GARY R. COOK and UNKNOWN/ UNAPPROVED OCCUPANT(S), will, on February 1, 2018, at 10:00 a.m., at 17 AA Street, Lot #17AA, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1963 STRC MOBILE HOME,

18-00086K

VIN # B10228 TITLE # 0001046563 and all other personal property located therein

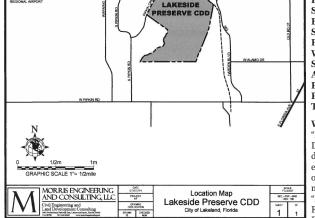
PREPARED BY: Jody B. Gabel Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 January 19, 26, 2018 18-00080K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that IVALUZ SUAREZ, owner, desiring to engage in business under the fictitious name of BILINGUAL REALTORS OF FLORIDA located at 108 MAYS ROAD, WINTER HAVEN, FL 33880 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. January 19, 2018 18-00081K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that the follow ing 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. 2006 MERCEDES 4JGCB65E66A010223 Total Lien: \$1519.50 Sale Date:02/05/2018 Location:Fields Motorcars 4141 North Florida Ave Lakeland, FL 33805 (863) 688-8111 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. January 19, 2018 18-00091K



WHEREAS, the Board of Supervisors (the "Board") of the Lakeside Preserve Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/ $\stackrel{}{\text{or}}$ maintain the infrastructure improvements (the "Improvements") described in the District's Revised Preliminary Engineer's Report, dated December 2017, attached hereto as Exhibit A

and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes, (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary Assessment Methodology Report dated January 4, 2018, attached hereto as Exhibit B and incorporated herein by reference and on file at 3020 South Florida Avenue, Lakeland, Florida 33803 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY **DEVELOPMENT DISTRICT:**

continued on next column

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 Lakeland Auto Show & Lake Mirror Concours located at 129 S. Kentucky Ave. Ste 500, in the County of Polk in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Polk, Florida, this 16 day of Jan., 2018. Midflorida Credit Union 18-00083K January 19, 2018

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 2/2/18 at 10:30 am the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1989 MERI #CH158R26470. Last Tenants: Mohamad Mahmoud Nachar & Steven Carlton Willis. Sale to be held at: GCP Plantation Landings, LLC- 23 O'Hara Dr, Haines City, FL 33844, 813-241-8269. January 19, 26, 2017 18-00085K

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 WITH-IN 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 SEC-TION 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 January 19, 2018.

Personal Representative: Lisa D. Houk

2474 Colonel Ford Drive Lakeland, Florida 33813 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

January 19, 26, 2018 18-00068K



FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2017CC-005155-0000-00 WHISPERING PINES OF POLK HOMEOWNER'S ASSOCIATION, INC., Plaintiff, v. PATRICIA J. SETTLE, a/k/a

PATTIE JO SETTLE, a/k/a PATRICIA J. SETTLE HARRIS, Defendant. NOTICE IS HEREBY GIVEN that,

pursuant to the Uniform Final Judgment of Foreclosure dated January 5, 2018, and entered in the above styled cause, wherein WHISPERING PINES OF POLK HOMEOWNER'S ASSO-CIATION, INC., is the Plaintiff and PATRICIA J. SETTLE, a/k/a PATTIE JO SETTLE, a/k/a PATRICIA J. SET-TLE HARRIS is the Defendant, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on February 9, 2018, the following described property as set forth in said Final Judgment:

Lot 35, Whispering Pines Subdivi-sion, according to the map or plat thereof, recorded in Plat Book 139, Pages 21 and 22, Public Records of Polk County, Florida.

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

CIVIL DIVISION CASE NO.: 2016CA003875000000 WELLS FARGO BANK, N.A.

Plaintiff, vs. THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF NANCY CANDOFF A/K/A NANCY JORDAN CANDOFF A/K/A NANCY LOU CANDOFF, DECEASED, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed January 8, 2018 and entered in Case No. 2016CA003875000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein WELLS FARGO BANK, N.A., is Plaintiff, and THE UNKNOWN HEIRS OR BEN-EFICIARIES OF THE ESTATE OF NANCY CANDOFF A/K/A NANCY JORDAN CANDOFF A/K/A NANCY LOU CANDOFF, DECEASED, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com. in accordance with Chapter 45, Florida Statutes, on the 20 day of February, 2018, the following described property as set forth in said Lis Pendens, to wit:

Lots 5 and 6, Block D, LAKE PARKER HEIGHTS, as per plat thereof, recorded in Plat Book 8, Page 2, of the Public Records of Polk County, Florida

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2017CA002803000000

DITECH FINANCIAL LLC

JUDITH E. BARONE, et al

Plaintiff. vs.

Defendants.

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. 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 proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated January 12, 2018. STACY M. BUTTERFIELD, Clerk of the Circuit Court /s/ Christopher Desrochers Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com Fla. Bar #0948977 Counsel for Plaintiff. For the Court. January 19, 26, 2018 18-00075K

FIRST INSERTION

Parcel ID No.: 072824-173500-004050

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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORK-ING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IM-PAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

Dated: January 10, 2018 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. 0668273 PH # 78382 January 19, 26, 2018 18-00061K

FIRST INSERTION

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 PROCEED-ING, YOU ARE ENTITLED, AT NO

FIRST INSERTION

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

Civil Action No.: 2016-CA-002731 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SW REMIC TRUST 2015-1, Plaintiff, vs. PATRICK D. LAFFERTY; PETTI HOLDINGS, LLC., A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY; AND UNKNOWN

TENANT #2 IN POSSESSION OF SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment

of Foreclosure dated January 5, 2018, and entered in CASE NO: 2016-CA-002731 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SW REMIC TRUST 2015- 1, is the Plaintiff and PATRICK D. LAFFERTY; PETTI HOLDINGS, LLC., A FLOR-IDA LIMITED LIABILITY COM-PANY; UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROP-ERTY; AND UNKNOWN TENANT #2 IN POSSESSION OF SUBJECT PROPERTY are the Defendants, the clerk will sell to the highest and best bidder for cash, online at www.polk. realforeclose.com at 10:00 AM on the 9th day of February 2018, the following described property as set forth in

said Final Judgment: LOT 2, BLOCK D, GLENDALE MANOR SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 24, PUB-LIC RECORDS OF POLK COUN-

TY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS OF 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.

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. This 11th day of January 2018.

Respectfully, /s/Debbie Satyal Debbie Satyal Fla. Bar No. 70531 Adams and Reese, LLP 350 E. Las Olas Boulevard Suite 1110 Ft. Lauderdale, FL 33301 Direct: 954.541.5390 January 19, 26, 2018 18-00070K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CIVIL DIVISION Case #: 53-2003-CA-005500 **DIVISION: 8** Regions Bank d/b/a Regions Final Judgment, to-wit: Mortgage Plaintiff, -vs

DIVISION CASE NO. 2017CA001430000000 LAKEVIEW LOAN SERVICING,

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

LLC. Plaintiff, vs. KENYA S. COMBES, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore-closure dated October 17, 2017, and entered in 2017CA001430000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEV-IEW LOAN SERVICING, LLC is the IEW LOAN SERVICING, LLC is the Plaintiff and KENYA S. COMBES; UNKNOWN SPOUSE OF KE-NYA S. COMBES N/K/A JEFFREY WILLIAMS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; JAMES TOWN PLACE HOMEOWN-ERS 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 February 14, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 18, JAMES TOWN PLACE

PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 149, PAGE 46 AND 47. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1824 FOREST HILL DR, 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 10 day of January, 2018. 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 17-014340 - MoP January 19, 26, 2018 18-00062K

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2016-CA-004014 DIVISION: 4 Nationstar Mortgage LLC Plaintiff, -vs.-Justin Thomas Thirion a/k/a Justin T. Thirion a/k/a Justin Thirion; Ashley Lynn Alexander a/k/a Ashley Lynn Thirion a/k/a Ashley L. Thirion a/k/a Ashley Thirion; Dennis gilder and Melanie Denise Vangilder Wayne Alexander a/k/a Dennis W. a/k/a Melanie Denise Colvin a/k/a Mel-Alexander; Marjorie L. Alexander; anie Colvin are defendant(s), I, Clerk of Unknown Spouse of Ashley Lynn Court, Stacy M. Butterfield, will sell to Alexander a/k/a Ashley Lynn Thirion a/k/a Ashley L. Thirion a/k/a Ashley the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 Thirion; Unknown Spouse of Dennis A.M. on February 7, 2018, the following Wayne Alexander a/k/a Dennis

described property as set forth in said LOT 81 OF LAKE GIBSON

FIRST INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 16-CA-004416000000

SILVERLEAF RESORTS, INC.

BROWN ET AL.,

Plaintiff. vs.

Defendant(s). Notice is hereby given that on 2/5/2018 at 10:00 a.m. Eastern time at www.polk. realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Flor-ida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Samantha Dean, and any and all Unknown Heirs, Count II Devisees and Other Claimants of Samantha Dean and Interest 1.923%, Use Period No./Unit No. 41/22, Building C , Eric Bezner and Jennifer Bezner Count IV Interest 1.923%, Use Period No./Unit No. 17/15, Building B, Count VII Tanya Anderson and Trina Anderson Interest 1.923%, Use Period No./Unit No. 24/22, Building C , Count VIII Jeffery M. Allen and Levette Allen Interest 1.923%, Use Period No./Unit No. $\,18/37,$ Building E , Eddie Caballero and Marina F. Caballero Count IX Interest 1.923%, Use Period No./Unit No. 36/40, Building E, Count X Eileen Armstrong and Interest 1.923%, Use Period No./Unit No. 12/42, Building F , Marton F. Fabian and Elena Irimus-Fabian Count XI Interest 1.923%, Use Period No./Unit No. 47/47, Building F , Count XII Christopher Burke and Interest 1.923%, Use Period No./Unit No. 50/63, Building H, Juan Cruz and Yolanda Cruz and Stephanie Gar-Count XIII cia Interest 1.923%, Use Period No./Unit No. 34/29, Building D ,

Count XIV Louise Fortson and Richard L. Fortson and any and all Unknown Heirs, Devisees and Other Claimants of Richard L. Fortson Interest 1.923%, Use Period No./Unit No. 38/25, Building D ,

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 16-CA-004416000000. 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 12th day of January, 2018

JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 2505 Metrocentre Blvd., Suite 301 West Palm Beach, FL 33407 Telephone (561) 478-0511 Facsimile (561) 478-0611 jaron@aronlaw.com mevans@aronlaw.com January 19, 26, 2018

18-00071K

TION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUN-TY FLORIDA AND THE WEST LINE OF SEABOARD COAST-LINE RAILROAD (FORMERLY THE ATLANTIC COASTLINE RAILROAD COMPANY AND FORMERLY THE SAVANNAH, FLORIDA & WESTERN RAIL-ROAD); THENCE RUN NORTH-WESTERLY ALONG THE WEST LINE OF SAID RAILROAD 262.1 FEET; THENCE SOUTHWEST-ERLY 182.55 FEET TO EAST LINE OF THE PRINE ROAD; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PRINE ROAD 159 FEET; THENCE EAST 212.33 FEET TO THE POINT OF BE-GINNING.

W. Alexander; Publix Employees Federal Credit Union; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants

FIRST INSERTION

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated December 22, 2017, and entered in Case No. 2017CA002803000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida wherein DITECH FINAN-CIAL LLC, is Plaintiff, and JUDITH E. BARONE, et al are Defendants, the clerk. Stacev 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 20 day of February, 2018, the following described property as set forth in said Final Judgment, to wit:

The land referred to in this policv is situated in the STATE OF FLORIDA, COUNTY OF POLK, CITY OF LAKELAND, and described as follows:

LOT 25, PEBBLEBROOKE ES-TATES. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGES 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

APN: 232704-000729-000250



COST TO YOU. TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SER-VICE 711.

Dated: January 10, 2018 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. 0668273 PH # 82980 January 19, 26, 2018 18-00059K

Bradley E. Vangilder and Melanie Denise Vangilder a/k/a Melanie Denise Colvin a/k/a Melanie Colvin; Bank Of America, National Association as Successor in Interest to LaSalle Bank National Association, f/k/a as LaSalle National Bank, In Its Capacity As Indenture Trustee Under That Certain Sale And Servicing Agreement Dated June 1. 1999 Among AFC Trust Series 1999-2 As Issuer, Superior Bank FSB, As Seller And Servicer, And LaSalle Bank National Association, As Indenture Trustee, AFC Mortgage Loan Asset Backed Notes, Series 1999-2; Melvin Colvin, Jr,; Regions Bank as Successor in Interest to AmSouth Bank: Brvan T. Marshall, D.D.S., P.A.; Unknown Parties in Possession #1; Unknown Parties in Possession #2; If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s) NOTICE IS HEREBY GIVEN pursu-

ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 53-2003-CA-005500 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Regions Bank d/b/a Regions Mortgage, Plaintiff and Bradley E. Van-

HILLS, PHASE 3, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 75 PAGE 15.

ANY PERSON CLAIMING AN IN-TEREST 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SER-VICE 711.

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707

08-119373 FC02 UPN January 19, 26, 2018 18-00066K

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-004014 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Justin Thomas Thirion a/k/a Justin T. Thirion a/k/a Justin Thirion are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on April 4, 2018, the following described property as set forth in said Final Judgment, towit: THE FOLLOWING DESCRIBED

LAND IN POLK COUNTY, FLORIDA, TO-WIT:

BEGIN AT THE INTERSEC-

SUBJECT TO RESTRICTIONS. RESERVATIONS, EASEMENTS COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RE-CORD, IF ANY.

ANY PERSON CLAIMING AN IN-TEREST 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SER-VICE 711. Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 16-304314 FC01 CXE January 19, 26, 2018 18-00065K

DEFENDANT TO THIS ACTION

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT TITLE OR

Defendant(s)

INTEREST IN THE PROPERTY HEREIN DESCRIBED;

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated January 5, 2018, and entered in

Case No. 2012CA-001555-0000-LK,

of the Circuit Court of the 10th Judi-

cial Circuit in and for POLK County,

Florida, wherein FEDERAL NATION-AL MORTGAGE ASSOCIATION is

Plaintiff and JACOB-FRANZ: DYCK,

TRUSTEE OF THE J2D TRUST; THE UNKNOWN BENEFICIARIES

OF THE J2D TRUST; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; ALL UNKNOWN PAR-

TIES CLAIMING INTERESTS BY,

THROUGH, UNDER OR AGAINST A

NAMED DEFENDANT TO THIS AC-

TION OR HAVING OR CLAIMING

TO HAVE ANY RIGHT TITLE OR IN-

TEREST IN THE PROPERTY HERE-

IN DESCRIBED; EAGLEBROOKE

COMMUNITY ASSOCIATION, INC.;

FIRST INSERTION

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA File No. 2017CP0030700000XX Probate Section: 14 IN RE: ESTATE OF WILLIAM NOAH JEFFRIES, Deceased.

The administration of the estate of WILLIAM NOAH JEFFRIES, deceased, and whose date of death was October 4, 2017, is pending in the Cir-cuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, P.O. Box 9000, Drawer CC-4 (Probate Division), Bartow, FL 33831-9000. The names and addresses of the personal representatives and the personal representatives 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 is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 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 FOREV-ER 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 January 19, 2018. **Personal Representatives:**

William B. Jeffries 3029 Hardin Combee Road Lakeland, FL 33801

and Heather L. Jeffries

3029 Hardin Combee Road Lakeland, FL 33801 Attorney for Personal Representatives: Paula C. Roman, Esq. Florida Bar No. 613878 ROMAN & ROMAN, P.A. 2274 S.R. 580Clearwater, FL 33763 Telephone: (727) 736-2515 Telefacsimile: (727) 736-3234 Service: pcrefiling@romanromanlaw.com

January 19, 26, 2018 18-00090K

FIRST INSERTION

FIRST INSERTION

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

DIVISION

Case No. 53-2009-CA-010129 WELLS FARGO BANK, NA, Plaintiff, vs.

Patricia A. Chenot; Gary D. Chenot, et al.. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order granting Motion to Reset Foreclosure Sale dated December 21, 2017, entered in Case No. 53-2009-CA-010129 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein WELLS FARGO BANK, NA is the Plaintiff and Patricia A. Chenot; Gary D. Chenot; Any and all Unknown Parties Claiming by, though, under, or against the Herein Named Individual Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may Claim an Interest as Spouses, Heirs, Devisees, Grantees, or other Claimants: Wachovia Bank, National Association; Longwood Place Property Owners Association, Inc.; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the names being fictitious to account for parties in possession are the Defendants. that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 5th

day of February, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 44, LONGWOOD PLACE,

ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED 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.

Dated this 11 day of January, 2018. 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.comBy /s/ Kara Fredrickson Kara Fredrickson, Esq. Florida Bar No. 85427 Case No. 53-2009-CA-010129 File # 15-F09423 January 19, 26, 2018 18-00072K NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2012CA-001555-0000-LK FEDERAL NATIONAL MORTGAGE ASSOCIATION Plaintiff, vs. JACOB-FRANZ: DYCK,

TRUSTEE OF THE J2D TRUST; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.; THE UNKNOWN BENEFICIARIES OF THE J2D TRUST: CHASE BANK. N.A., SUCCESSOR BY MERGER TO WASHINGTON MUTUAL BANK, N.A.; J & J PROPERTIES OF LAKELAND, LLC.; CLERK OF COURT, POLK COUNTY FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNKNOWN TENANT NO. 1; **UNKNOWN TENANT NO. 2; ALL** UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2016-CA-001248 DIVISION: 11 Wells Fargo Bank, National Association Plaintiff, -vs.-Steven R. Ipp; Steven R. Ipp, as Trustee of the Steven R. Ipp and Jacqueline Ipp Living Trust dated October 26, 1999; Jacqueline Ipp; Jacqueline Ipp, as Trustee of the Steven R. Ipp and Jacqueline Ipp Living Trust dated October 26, 1999; Unknown Spouse of Steven R. Ipp; Unknown Spouse of Jacqueline Ipp; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-001248 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Steven R. Ipp 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 February 13, 2018, the following described property as set forth in said Final Judgment, to-wit: THE NW 1/4 OF THE SE 1/4 OF

THE SE 1/4; AND THE EAST 39.00 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 28 EAST, IN POLK COUNTY FLORIDA; SUB-JECT TO MAINTAINED ROAD RIGHT-OF-WAY ALONG THE NORTH SIDE THEREOF FOR

GRANT ROAD. ANY PERSON CLAIMING AN IN-TEREST 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.

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RE-LAY SERVICE 711. Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway,

Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 16-299405 FC01 WNI January 19, 26, 2018

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

being in Polk County, Florida, less South 200 feet thereof. And also 20 foot easement on West side of the South 200 feet. Any person claiming an interest in the surplus funds from the sale, if any, other

FIRST INSERTION

CHASE BANK, N.A., SUCCESSOR BY MERGER TO WASHINGTON MUTUAL BANK, N.A.; J & J PROP-ERTIES OF LAKELAND, LLC.; CLERK OF COURT, POLK COUNTY FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; are defendants. STACY M. BUTTER-FIELD, 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 5 day of February, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 40, BLOCK C, EAGLE-

BROOKE PHASE TWO, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 41, 42, 43, 44 AND 45, 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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2012-CA-004392

WELLS FARGO BANK N.A. AS TRUSTEE ON BEHALF

OF THE HOLDERS OF THE

HARBORVIEW MORTGAGE

SERIES 2006-12,

MARIA GARAY, et al.

Plaintiff, vs.

LOAN TRUST MORTGAGE LOAN

PASS-THROUGH CERTIFICATES

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclo-

sure dated May 05, 2014, and entered in 2012-CA-004392 of the Circuit

Court of the TENTH Judicial Cir-

cuit in and for Polk County, Florida, wherein WELLS FARGO BANK N.A.

AS TRUSTEE, ON BEHALF OF THE

HOLDERS OF THE HARBORVIEW

MORTGAGE LOAN TRUST MORT-

GAGE LOAN PASS-THROUGH CER-

TIFICATES, SERIES 2006-12 is the

Plaintiff and MARIA M. GARAY;

JUAN CARLOS GARAY; NOTTING

HILL CONDOMINIUM ASSOCIA-TION INC ; MORTGAGE ELEC-

TRONIC REGISTRATION SYSTEMS

IN ACTING SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL

CORPORATION; UNKNOWN TEN-

Final Judgment, to wit: CONDOMINIUM UNIT NO.

"D" IN BUILDING 12, OF NOT-

TING HILL, A CONDOMIN-IUM, ACCORDING TO THE

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 16 day of January, 2018 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.: 14-03715 SET V3.20160920 January 19, 26, 2018 18-00087K

FIRST INSERTION

DECLARATION THEREOF, AS RECORDED IN OFFICIAL RE-CORD BOOK 6700, AT PAGE 106, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL AP-PURTENANCE THERETO AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE SAID CONDOMINIUM.

Property Address: 121 MELISSA PLACE 12D, 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.

IMPORTANT

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

Dated this 11 day of January, 2018. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 15-069908 - MoP January 19, 26, 2018

FIRST INSERTION

the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 2, INTER-LACHEN HEIGHTS, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 32, OF THE PUBLIC

18-00076K

right-of-way line of State Road No. S-542, thence East 165.50 ft. to the point of beginning, lying and

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

DIVISION CASE NO. 2016CA002593 BANK TRUST, N.A., AS

Certificates, Plaintiff and Everangel Albarran a/k/a Ever Angel Albarran a/k/a Ever A. Albarran 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 February 13, 2018, the following described property as set

M04 Trust, Mortgage Asset-Backed

forth in said Final Judgment, to-wit:

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2016CA003298000000 CITIFINANCIAL SERVICING LLC

Plaintiff, vs. THE UNKNOWN HEIRS OR

ANT 1 N/K/A IVELISSE FERRER; UNKNOWN TENANT 2 N/K/A HEC-TOR BENADE 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 February 16, 2018, the following described property as set forth in said

18-00067K

NW 1/4 409.20 ft. to the North

IF YOU ARE A PERSON WITH

Fargo Home Mortgage Asset-Backed Securities 2007-M04 Trust, Mortgage Asset-Backed Certificates Plaintiff, -vs.-

Association, as Trustee for Wells

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

CIVIL ACTION

Case #: 2015-CA-003110

DIVISION: 11

HSBC Bank USA, National

Everangel Albarran a/k/a Ever Angel Albarran a/k/a Ever A. Albarran: Unknown Spouse Everangel Albarran a/k/a Ever Angel Albarran a/k/a Ever A. Albarran: Association of Poinciana Villages, Inc.; Poinciana Village Three Association, Inc.; **Unknown Parties in Possession** #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-003110 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007LOT 3, BLOCK 94, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 19-31, PUBIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SER-VICE 711. Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700(561) 998-6707 15-289153 FC01 WNI January 19, 26, 2018 18-00064K

BENEFICIARIES OF THE ESTATE OF SUSIE MELVINA WOOD A/K/A SUSIE MELVINA BRITT WOOD, DECEASED, et al

Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed December 29, 2017 and entered in Case No. 2016CA003298000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein CITIFINANCIAL SERVICING LLC, is Plaintiff, and THE UNKNOWN HEIRS OR BEN-EFICIARIES OF THE ESTATE OF SUSIE MELVINA WOOD A/K/A SUSIE MELVINA BRITT WOOD, DECEASED, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk. realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 02 day of February, 2018, the following described property as set forth in said Lis Pendens, to wit:

Commencing at a point on the North right-of-way line of State Road No. S-542, said point being 22.80 ft. North and 139.50 ft. West of the Southeast corner of the SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East, thence North, parallel to the East line of the said SW 1/4 of the NW 1/4 409.20 ft., thence West 165.50 ft., thence South parallel with said East line of SW 1/4 of

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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR. (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SER-VICE 711.

Dated: January 10, 2018 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. 0668273 PH # 74485 January 19, 26, 2018 18-00060K TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST. Plaintiff, vs.

THE UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH UNDER OR AGAINST THE ESTATE OF MONICA F. WEST A/K/A MONICA WEST, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 07, 2017, and entered in 2016CA002593 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 PARTICIPA-TION TRUST is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING IN-TEREST BY, THROUGH UNDER OR AGAINST THE ESTATE OF MONICA F. WEST A/K/A MONICA WEST, DE-CEASED; LEACROFT ANTHONY WEST A/K/A LEACROFT A. WEST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE 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 February 14, 2018,

RECORDS OF POLK COUNTY FLORIDA.

Property Address: 1640 CRYS-TAL LAKE DR, LAKELAND, FL 33801

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

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 10 day of January, 2018. 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 17-025819 - MoP January 19, 26, 2018

18-00063K

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 Pub-

lication, 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 de-

If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, (863) 534-4690, within

two (2) working days of your receipt of

this (describe notice); if you are hearing

or voice impaired, call TDD (863) 534-

NATED AS LOT 5. BLOCK 723.

HOOD 5 NORTH, VILLAGE

3, FILED IN PLAT BOOK 54,

a/k/a 724 CARACARA CT, KIS-

at public sale, to the highest and best

bidder, for cash, online at www.polk.

realforeclose.com, on February 05,

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

DISABILITY WHO NEEDS ANY AC-

COMMODATION IN ORDER TO

PARTICIPATE IN THIS PROCEED-

ING, YOU ARE ENTITLED, AT NO

COST TO YOU, TO THE PROVISION

OF CERTAIN ASSISTANCE. PLEASE

CONTACT THE OFFICE OF THE

COURT ADMINISTRATOR, (863)

534-4690, WITHIN TWO (2) WORK-

ING DAYS OF YOUR RECEIPT OF

THIS (DESCRIBE NOTICE); IF YOU

ARE HEARING OR VOICE IM-

PAIRED, CALL TDD (863) 534-7777

Dated at St. Petersburg, Florida

OR FLORIDA RELAY SERVICE 711.

this 16th day of January, 2018.

12425 28th Street North, Suite 200

Designated Email Address:

St. Petersburg, FL 33716 Telephone No. (727) 536-4911

By: ANDREW L. FIVECOAT

Attorney for the Plaintiff

eXL Legal, PLLC

FBN# 122068

888160754-ASC

efiling@exllegal.com

IF YOU ARE A PERSON WITH A

SIMMEE, FL 34759-4541

2018 beginning at 10:00 AM.

any remaining funds.

STACY M. BUTTERFIELD, CPA

As Clerk of the Court

By: Lori Armijo

As Deputy Clerk

18-00092K

NEIGHBOR-

7777 or Florida Relay Service 711.

Dated on January 2nd, 2018.

ALDRIDGE | PITE, LLP

Delray Beach, FL 33445

January 19, 26, 2018

POINCIANA,

PAGE 27-42.

1615 South Congress Avenue,

Plaintiff's attorney

Suite 200

1382-1637B

manded in the complaint or petition.

Default 2-9-18

POLK COUNTY

DVP, LP,

any,

Florida

Florida

Plaintiff vs.

Defendants.

FIRST INSERTION

AMENDED NOTICE OF ACTION;

CONSTRUCTIVE SERVICE OF

PROCESS - PROPERTY IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2017-CA-2679

UNKNOWN SPOUSE OF RITA I.

HEIRS OF RITA I. PEARSALL, if

PEARSALL, if any, and UNKNOWN

AMENDED NOTICE OF ACTION

TO UNKNOWN SPOUSE OF RITA

PEARSALL, if any, and UNKNOWN

YOU ARE HEREBY NOTIFIED

that an action of Re-Foreclosure

has been commenced on the fol-

lowing property in Polk County,

Lots 7 and the East 1/2 of lot 8,

Block D, Sunnymede, accord-

ing to the plat thereof recorded

in Plat Book 8, Page 29 of the

Public Records of Polk County,

HEIRS OF RITA I. PEARSALL, if any,

FIRST INSERTION

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

24

2016CA-004331-0000-00 DITECH FINANCIAL LLC, 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 LUCIEN VOLTAIRE (DECEASED); et al.,

Defendant(s). TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Lucien Voltaire, (Deceased)

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

LOT 13, BLOCK 72, POINCIANA. NEIGHBORHOOD 3, VILLAGE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

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

CASE NO. 53-2016-CA-003228 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHL1. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL1

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GORDON GRANT A/K/A EUSTACE GORDON GRANT A/K/A EUSTACE GORDON GRANT, SR., DECEASED; LORRAINE PETROVNA INCE: ERROL ANTHONY WILLIAMS: SAMANTHA CYNTHIA GRANT MARSH; SARAH PENELOPE GRANT: JANET P. WILLIAMS: EUSTACE GORDON GRANT, JR.; ASSOCIATION OF POINCIANA VILLAGES, INC.: POINCIANA VILLAGE THREE ASSOCIATION, INC.

Defendants.

Plaintiff. v.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 16, 2017, and the Order Rescheduling Foreclosure Sale, 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:

ALL THAT PARCEL OF LAND IN POLK COUNTY, STATE OF FLORIDA. AS DESCRIBED IN DEED BOOK 6463, PAGE 317, 282725934060072305. ID# BEING KNOWN AND DESIG-



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. 2011-CA-005839 THE BANK OF NEW YORK MELLON AS SUCCESSOR BY MERGER TO THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-6, Plaintiff, vs.

GEORGE RANKIN, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 11, 2018 in Civil Case No. 2011-CA-005839 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein THE BANK OF NEW YORK MELLON AS SUCCESSOR BY MERGER TO THE BANK OF NEW YORK AS TRUSTEE FOR THE CER-TIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFI-CATES, SERIES 2007-6 is Plaintiff and GEORGE RANKIN, ET AL., are Defendants, the Clerk of Court, STACY BUT-TERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accor-dance with Chapter 45, Florida Statutes on the 15TH day of February, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 150 Less the South 1.29 Feet, Block D, Royal Ridge, Phase Two-A, as per plat thereof, recorded in Plat Book 115, Page(s) 41 and 42, of the Public Records of Polk County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. 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 5743201 17-02198-2 January 19, 26, 2018 18-00082K

FIRST INSERTION NOTICE OF SALE

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

GENERAL CIVIL DIVISION Case No. 2015-CA-00994 BRIAN LANCE PINKER, Plaintiff, vs. SPOONBILL RH, LLC, a Florida limited liability company; ANDREW OFSTEIN: MARTIN B. SHULTS. IF LIVING, AND IF DEAD, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MARTIN B. SHULTS; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGES THREE ASSOCIATION, INC.; IDO DAVID; ERIC MCDANIEL and JOHN DOE, AS UNKNOWN PERSON IN POSSESSION, Defendants.

Notice is hereby given that, pursu-ant to a Final Judgment of Foreclosure entered on October 19, 2016 in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk of Court will sell the property situated in Polk County, Florida, described as:

borhood 6 South, Village 3, as recorded in plat book 54, page 43 of the public records of Polk County, Florida.

Court, Poinciana, Florida 34759. at public sale, to the highest and best bidder, for cash, electronically online at http://www.polk.realforeclose.com at

the surplus from the sale, if any, other than the property owner, as of the date of the Lis Pendens, must file a claim

ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated on January 11, 2018. PERRY G. GRUMAN, P.A. By: Ross Mabery, Esq. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 Attorney for Plaintiff Florida Bar No.: 100939 January 19, 26, 2018 18-00073K

FIRST INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY. FLORIDA CASE NO .: 2014CA001569-0000-00 DIVISION: 11 WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA

TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. GARY D. JOHNSON, ET AL.,

Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on December 21, 2017 in the abovestyled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 5, 2018 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: THE EASTERLY 1/2 OF LOT 24

AND ALL OF LOT 25 OF HILL-CREST HEIGHTS ESTATES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 14 REGAL COURT, BABSON PARK, FL 33827

ANY PERSON CLAIMING AN IN-TEREST 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: 1/12/18

/s Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 91785 January 19, 26, 2018 18-00078K

Property Address: 1128 W. Greenwood Street, Lakeland, FL 33815 And has been filed against you and

you are required to serve a copy of your written defenses, if any, to it on RICHARD MUTARELLI, JR., ESQ., the Plaintiff's attorney, whose address is Schatt & Hesser, P.A., 328 N.E. 1st Avenue, Suite 100, Ocala, Florida 34470, within thirty days of the date of publication on or before 2/12/18 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.

If you are a person with a disabil-ity 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 1/4, 2018.

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) BY Danielle Cavas

As Deputy Clerk Richard Mutarelli, Jr., Esq. Schatt & Hesser, PA 328 N.E. 1st Avenue Suite 100 Ocala, FL 34470 352-789-6520 January 19, 26, 2018 18-00074K

FIRST INSERTION

AND MORE PARTICULARLY DESCRIBED AS; THE EAST 186 FEET OF THE WEST 586 FEET OF THE NORTH 475.01 FEET OF THE SOUTH 2340 FEET OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA. SUBJECT TO A DRAINAGE EASEMENT OVER THE NORTH 20 FEET THEREOF AND A DRAINAGE AND UTILITY EASEMENT OVER THE WEST 10 FEET THEREOF.

Property Address: 6709 FOREST-VIEW LN, LAKELAND, FL 33811 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

IMPORTANT

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-000849-0000-00 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-AB1,

AM, on February 09, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 17, OF SUNSET RIDGE PHASE I. ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 118, PAGES 27 THROUGH 29, OF THE PUB-LIC RECORDS OF POLK COUN-TY, FLORIDA.

COURT, 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.

ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, the provision of certain assistance. Please contact the Office of the Court two (2) working days of your receipt (863) 534-7777 or Florida Relay Service 711. Dated this 11 day of January, 2018. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 15-087234 - MoP January 19, 26, 2018 18-00077K

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-002309-0000-00 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1, Plaintiff, vs.

CHARLES PLUMMER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2017, and entered in 2016CA-002309-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATION-AL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMC1, MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-WMC1 is the Plaintiff and JOANN PLUM-MER; UNKNOWN PARTIES IN PO-SESSION #1 AS TO HOUSE 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 February 09, 2018, the following described property as set forth in said Final Judgment, to wit: SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA,

LOT 24, FORESTVIEW ES-

TATES (UNRECORDED) AS

PER THE MAP THEREOF RE-

CORDED IN O.R. BOOK 1678.

PAGE 2119, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA;

TO-WIT:

FIRST INSERTION

Property Address: 328 SAHALLI

IMPORTANT AMERICANS WITH DISABILITIES Administrator, (863) 534-4690, within of this (describe notice); if you are hearing or voice impaired, call TDD

Lot 6, Block 276, Poinciana neigh-

Property Address: 132 Spoonbill 10:00a.m. February 6, 2018.

Any persons claiming any interest in within 60 days from the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceed-

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



NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2018, and entered in 2016CA-000849-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-AB1 is the Plaintiff and MAXELENA BOW-EN A/K/A MAXELENA L. BOWEN; UNKNOWN SPOUSE OF MAX-ELENA BOWEN A/K/A MAXELENA L. BOWEN; MURRAY WILSON; CLARE WILSON; HOA PROBLEM SOLUTIONS 5 INC, AS TRUSTEE OF THE 328 SAHALLI COURT LAND TRUST; SUNSET VIEW HO-MEOWNERS' ASSOCIATION, INC. A/K/A SUNSET RIDGE HOA, INC. F/K/A SUNSET RIDGE HOMEOWN-ERS' 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

MURRAY WILSON AND CLARE

Plaintiff, vs.

WILSON, et al.

Defendant(s).

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 16 day of January, 2018. 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 16-232339 - MoP 18-00088K January 19, 26, 2018



BusinessObserverFL.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2017-CP-2276 IN RE: ESTATE OF BRIAN ALAN BRUCE Deceased.

The administration of the estate of Brian Alan Bruce, deceased, whose date of death was November 23, 2015, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, Attn: Probate, 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 FOREV-ER 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 Friday, January 12, 2018. Personal Representative:

Michelle Braysford 7 Wavecrest Close Marchwood, Southampton Hampshire SO40 4AT United Kingdom Attorney for Personal Representative: /s/ Nicholas R. Medley Nicholas R. Medley Attorney for Petitioner FL Bar #: 107194 Medley Law Firm 222 W. Cervantes Street Pensacola, FL 32501 Telephone: (850) 607-7890 Fax: (850) 254-7872 nicholas@medleyelderlaw.com January 12, 19, 2018 18-00051K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2017-CP-002985 IN RE: ESTATE OF JEAN LUETTA RAU, Descard

Deceased The administration of the estate of JEAN LUETTA RAU, deceased, whose date of death was October 2, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representatives 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 REFORE THE LATER SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/26/18 at 10:30 am the following vehicle will be sold at public auction pursuant to F.S: 715.109: 1991 PALM *PH094172AFL & PH094172BFL. Last Tenants: James Highet & Jane S Highet. Sale to be held at Realty Systems- Arizona Inc- 4747 SR 33 N, Lakeland, FL 33805, 813-282-6754. January 12, 19, 2018 18-00056K

SECOND INSERTION NOTICE OF PUBLIC SALE Notice is hereby given that on

01/29/2018 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109:

Iso, Horosovic Isola VIN# GAFL1AF30079689 Last Known Tenants: Ashlie Reeves Sale to be held at: Lakeland Village MHP, LLC 4535 U.S. 92 East Lakeland, FL 33801 (Polk County) (321) 279-4140 January 12, 19, 2018 18-00057K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 17CP-3034 IN RE: ESTATE OF TRUDI ANN KIMM Deceased.

The administration of the estate of Trudi Ann Kimm, 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 WITH-IN 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 SEC-TION 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 January 12, 2018. Personal Representative: Marnie J. Kane

Marnie J. Kane 685 Ridge Drive Elburn, Illinois 60119 Attorney for Personal Representative: L. Caleb Wilson Attorney

 Autoriey

 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

 January 12, 19, 2018
 18-00052K



E-mail your Legal Notice legal@businessobserverfl.com

Sarasota / Manatee counties

Hillsborough County

Pasco County

Pinellas County

Polk County

Lee County

Collier County

Charlotte County

OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 DEATTH IS BARRED. The date of first publication of this

notice is January 12, 2018.

Personal Representative Michael Scott Bittner 2420 Sanderling Street Haines City, Florida 33844 Attorney for Personal Representative Pamela Grace Martini, Esq. Florida Bar No. 0100761 THE ORLANDO LAW GROUP, PL 7625 W. Sand Lake Road, Suite 202 Orlando, FL 32819 Telephone: (321) 757-2814 Email:

pmartini@theorlandolawgroup.com January 12, 19, 2018 18-00037K



MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org

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



Wednesday 2рм Deadline Friday Publication

SUBSEQUENT INSERTIONS

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

Dated on this 3 day of January, 2018.

STACY M. BUTTERFIELD,

(SEAL) By: Taylor Pittman

CLERK OF COURTS

As Deputy Clerk

18-00050K

18-00047K

Service 711.

Sara D. Dunn, Esq.

Florida Bar No. 106923

101 E. Kennedy Blvd.,

Phone: (813) 387-0300

Tampa, FL 33602

Fax:(813)387-1800

QB\50025521.1

Service 711.

FBN 92553

Suite 1045

15-03531-FC

January 12, 19, 2018

Counsel for Plaintiff

January 12, 19, 2018

ing, you are entitled, at no cost to

you, to the provision of certain assis-

tance. 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

WITNESS my hand on 1/9/18.

Matthew M. Slowik, Esq.

Marinosci Law Group, P.C.

Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601

100 West Cypress Creek Road,

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

PLEASE CONTACT THE OFFICE

OF THE COURT ADMINISTRATOR,

(863) 534-4690, WITHIN TWO (2)

Attorneys for Plaintiff

Suite 3400

Sara.Dunn@quarles.com QUARLES & BRADY LLP

SECOND INSERTION

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

26

CIVIL DIVISION Case No. 2013-CA-000725 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST

MORTGAGE PASS-THROUGH **CERTIFICATES, SERIES** 2005-8. Plaintiff, v.

JUPITER HOUSE, LLC, ct al., Defendants. TO: Jupiter House, LLC

c/o Registered Agent Roberta Kaplan 100 E. Linton Blvd., 116B Delrav Beach, FL 33483

that a foreclosure action has been filed against you, by Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED AS-SET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2005-8, seeking

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2016CA004037000000

ANDERSON L. BRUNSON A/K/A

NOTICE IS GIVEN that, in ac-

cordance with the Order to Re-

schedule Foreclosure Sale dated

September 29, 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 30, 2018 at 10:00 am the

BANK OF AMERICA, N.A.;

ANDERSON BRUNSON, SR.,

LOUISE BRUNSON, ET.AL;

Plaintiff, vs.

Defendants

YOU ARE HEREBY NOTIFIED

to foreclose a mortgage with respect to the real property more particularly described as:

LOT 63, HOLLY HILLS ES-TATES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 123, PAGES 27 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA. Accordingly, you are required to serve a copy of a written defense, if any, to such action to Sara D. Dunn, Esq., attorney with the law firm of Quarles & Brady LLP, Plaintiff's attorney, whose address is 101 E. Kennedy Boulevard, Suite 3400, Tampa, Florida 33602, on or before, a date which is 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. If you fail to do so, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

Default Date: Feb 12, 2018 If you are a person with a disabil-

SECOND INSERTION

following described property: LOT 5 IN BLOCK 7 OF WASH-INGTON PARK, UNIT NO. 2, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 31, AT PAGE(S) 57, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 641 WASH-INGTON AVE, LAKE WALES, FL 33853

ANY PERSON CLAIMING AN IN-TEREST 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 disabil-

ity who needs any accommodation in order to participate in this proceed-

SECOND INSERTION PERSONAL REPRESENTATIVE OF

RE-NOTICE OF

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

CIVIL DIVISION CASE NO.: 2016CA002875000000 BRANCH BANKING AND TRUST

COMPANY

Plaintiff. vs.

CHERYL ANNE ROBERTS A/K/A CHERYL A. ROBERTS A/K/A CHERYL ROBERTS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JERRY L. TYSON, DECEASED, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale filed December 28, 2017 and entered in Case No. 2016CA002875000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein BRANCH BANKING AND TRUST COMPANY, is Plaintiff, and CHERYL ANNE ROBERTS A/K/A CHERYL A. ROB-ERTS A/K/A CHERYL ROBERTS, AS THE ESTATE OF JERRY L. TYSON, thereof as recorded in Plat Book

150, Pages 50 and 51, inclusive, of the Public Records of Polk County, Florida.

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU. TO THE PROVI-SION OF CERTAIN ASSISTANCE.

> 9.40 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO RIGHT OF WAY TO SAND

ity who needs any accommodation in NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE order to participate in this proceeding, you are entitled, at no cost to TENTH JUDICIAL CIRCUIT, IN you, to the provision of certain assis-AND FOR POLK COUNTY, FLORIDA tance. Please contact the Office of the CIVIL DIVISION

CASE NO.: 2017CA002343000000 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST Plaintiff, vs. JEREMY ANDERSON, et al

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated December 21, 2017, and entered in Case No. 2017CA002343000000 of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUN-TY, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, is Plaintiff, and JEREMY ANDERSON, et al are Defendants, the clerk, Stacey M. Butterfield, will

in said Final Judgment, to wit: THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT; PARCEL 1:

BEGIN 561 FEET EAST OF THE NORTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 26 EAST, AND RUN THENCE EAST 198 FEET, THENCE SOUTH 660 FOOT, THENCE WEST 198 FEET, THENCE NORTH TO THE POINT OF BEGINNING, POLK COUNTY, FLORIDA.

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 2017-CC-001945 SUNDANCE MASTER

IN POSSESSION, Defendants. 3003 Yarrow Lane

YOU ARE NOTIFIED that an ac-Florida:

DANCE, according to the Plat

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 17CP-3080 IN RE: ESTATE OF

The administration of the estate of Tammy Lynn Incarnato, deceased, Case Number 17CP-3080, 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.

er 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

SECOND INSERTION

PARCEL 2: THE NORTH 464.80 FEET OF THE EAST 560 FEET OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 26 EAST, SUBJECT TO COUNTY ROAD RIGHT OF WAY OFF THE EAST SIDE THEREOF. PARCEL 3:

COMMENCE AT THE NW COR-NER OF THE SE ¼ OF THE NE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE N 89 DEG. 44 MIN. 18 SEC E. ALONG THE NORTH LINE OF THE SE ¼ OF THE NE 1/4 OF SAID SECTION 19, FOR 11.5 CHAINS OR 759.0 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THENCE CONTINUE N 89 DEG. 44 MIN. 18 SEC. E FOR 8.51 FEET TO A POINT THAT LIES 560 FEET WEST OF THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 19, THENCE S 00 DEG. 17 MIN. 55 SEC. E, ALONG A LINE 560 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SE ¼ OF THE NE 1/4 OF SAID SECTION 19, FOR 464.80 FEET, THENCE S 89 DEG. 44 MIN. 18 SEC. W FOR 8.33 FEET TO A POINT THAT LIES 759.0 FEET EAST OF THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 19, THENCE 00 DEG. 19 MIN 14 SEC. W, 759.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SE ¼ OF THE NE 1/4 OF SAID SECTION 19, FOR 464.80 FEET TO THE POINT OF

SECOND INSERTION

thereof, as recorded in Plat Book 137. Pages 35, 36 and 37, 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 CAR-LOS R. ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOS-INGER, PLLC, 140 N. WESTMONTE DR., SUITE 203, ALTAMONTE SPRINGS, FL 32714, within thirty (30) days after the first publication of this notice 2/9/18 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 Lien Foreclosure Complaint. If you are a person with a disabil-

ity who needs any accommodation in

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2017CA001905000000 U.S. BANK TRUST, N.A., AS **TRUSTEE FOR LSF9 MASTER**

PARTICIPATION TRUST, Plaintiff, vs. EDDIE DUANE BRADFORD; THE UNKNOWN SPOUSES, HEIRS/BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA SHIRLEY SHOEMAKER A/K/A MARTHA S. BRADFORD, DECEASED; UNKNOWN TENANT

BEGINNING.

TAX MAP OR PARCEL ID NO .: 26301900000012010

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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RE-LAY SERVICE 711.

Dated: January 9, 2018 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, Ésq., Florida Bar No. 89107 Emilio R. Lenzi, Esq., Florida Bar No. 0668273 PH # 83258 January 12, 19, 2018 18-00049K

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 1/3, 2018.

STACY M. BUTTERFIELD, Clerk of the Circuit and County Court (SEAL) By /s/ Danielle Cavas As Deputy Clerk

CARLOS R. ARIAS, ESQUIRE Plaintiff's Attorney ARIAS BOSINGER, PLLC 140 N. WESTMONTE DR. SUITE 203 ALTAMONTE SPRINGS, FL 32714 January 12, 19, 2018 18-00058K

SECOND INSERTION

IN DESCRIBED, are Defendants. STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com , 10:00 a.m., on February 6, 2018 the following described property as set forth in said Order or Final Judgment, to-wit: LOT NO. 7, BLOCK 2, MUL-

BERRY GARDENS, A SUBDI-VISION OF A PORTION OF THE SOUTH HALF OF THE SW 1/4 OF SECTION NO. 1, TOWNSHIP 30 SOUTH, RANGE 23 EAST, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

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.: 2014CA001984000000 WELLS FARGO BANK, N.A.,

DECEASED, et al are Defendants, the clerk, Stacev 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 13 day of February, 2018, the following described property as set forth in said Lis Pendens, to wit: Lot 201, Stonewood Crossings, Phase 2, according to map or plat

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

WORKING DAYS OF YOUR RE-CEIPT OF THIS (DESCRIBE NO-TICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SER-VICE 711. Dated: January 8, 2018 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. 0668273 PH # 75976

January 12, 19, 2018 18-00048K

SECOND INSERTION

GRANTEES. OR OTHER CLAIM-ANTS 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 February 2, 2018 at 10:00 AM EST the following described real prop16 MINS, E ALONG SAID DITCH 9.62 FEET; THENCE RUN N 00 DEG 15 MINS. 23 SECS. W 362.02 FEET; THENCE RUN N 89 DEG 53 MINS. 04 SECS. W

sell to the highest and best bidder for cash, beginning at 10:00 AM www. polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 19 day of February, 2018, the following described property as set forth

HOMEOWNERS ASSOCIATION,

INC., Plaintiff, vs

TO: JAMIE S. COFFEY Mulberry FL 33860

tion to enforce a lien foreclosure on the following property in Polk County, Lot 94, PARK RIDGE AT SUN-

SECOND INSERTION

Tammy Lynn Incarnato deceased.

All creditors of the decedent and oth-

EDWIN D. BRENGLE. JAMIE S. COFFEY and UNKNOWN PARTIES

AS TRUSTEE FOR THÉ CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff. VS.

ROBERT A. HUDSON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 19, 2017 in Civil Case No. 2014CA001984000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 is the Plaintiff, and ROBERT A. HUDSON; KAREN A. HUDSON; UNKNOWN SPOUSE OF HERMAN T. MILLER N/K/A SARAH MILLER; UNKNOWN TENANT #1 N/K/A AUTUMN HUDSON-MEYERS; UN-KNOWN TENANT #2 N/K/A MAT-THEW MEYERS; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

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

BEGIN 612.6 FEET NORTH OF THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE N 89 DEG 39 MINS. E 485.5 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 394.37 FEET TO DITCH, THENCE N 77 DEG 46 MINS. E 242.23 FEET ALONG DITCH, THENCE NORTH 341.64 FEET, THENCE S 89 DEG 39 MINS. W 236.73 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN POLKCOUNTY. FLORIDA, LESS AND EXCEPT: COMMENCE AT THE SOUTH-WEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N 00 DEG 15 MINS. 23 SECS. W ON THE WEST BOUND-ARY THEREOF 612.60 FEET; THENCE RUN S 89 DEG 53 MINS. 04 SECS. E 709.20 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE RUN S 00 DEG 15 MINS. 23 SECS. E 364.16 FEET TO THE CENTER OF AN EXIST-ING DITCH, SAID POINT BE-ING MARKED BY A 5/8" IRON ROD AND CAP, STAMPED LS 2364; THENCE RUN N 77 DEG

MOUNTAIN LOOP ROAD ON THE NORTH SIDE THEREOF. ANY PERSON CLAIMING AN IN-TEREST 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 5 day of January, 2018. 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 1090-98708B January 12, 18, 2018 18-00023K

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 Jan 12, 2018.

Robert Edward Incarnato Personal Representative Address: 1226 Fairlane Court, Winter Haven, FL 33881 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 January 12, 19, 2018 18-00036K

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).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 8, 2017 and entered in Case No. 2017CA001905000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PAR-TICIPATION TRUST is Plaintiff and EDDIE DUANE BRADFORD; THE UNKNOWN SPOUSES, HEIRS/BEN-EFICIARIES, DEVISEES, GRANT-EES. CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA SHIRLEY SHOEMAK-ER A/K/A MARTHA S. BRADFORD, DECEASED; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED January 5, 2018. SHD Legal Group P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@shdlegalgroup.com By: Michael Alterman for Sandra A. Little Florida Bar No.: 949892 1478-155583 / DJ1 18-00043K January 12, 19, 2018

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.con



SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 17CP-3093 IN RE: ESTATE OF Harry F. Hunter deceased.

The administration of the estate of Harry F. Hunter, deceased, Case Number 17CP-3093, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

DATE OF DEATH IS BARRED. The date of first publication of this notice is Jan. 12, 2018. Lillian Jane Hunter Personal Representative Address: 2427 View Way,

Lakeland, FL 33810 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 January 12, 19, 2018 18-00053K

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET

FORTH IN SECTION 733.702 OF

THE FLORIDA PROBATE CODE

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

NOTWITHSTANDING THE TIME

WILL BE FOREVER BARRED.

OF THIS NOTICE.

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.:

2016CA-003801-0000-00 FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff, vs. WILLIAM E. STOVER A/K/A WILLIAM EARNEST STOVER; MANDARIN MORTGAGE CORP.; FREDA V. STOVER A/K/A FREDA VELMA STOVER· UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 20th day of November, 2017, and entered in Case No. 2016CA-003801-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein FEDER-AL NATIONAL MORTGAGE ASSO-CIATION is the Plaintiff and FREDA V. STOVER A/K/A FREDA VELMA STOVER; MANDARIN MORTGAGE CORP3.- INACTIVE; UNKNOWN SPOUSE OF FREDA V. STOVER A/K/A FREDA VELMA STOVER; and UNKNOWN TENANT (S) IN POSSES-SION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTER-FIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. polk.realforeclose.com at, 10:00 AM on the 19th day of February, 2018, the following described property as set forth

in said Final Judgment, to wit: LOT 7, BLOCK C CALDWELL ESTATES, OF AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 37, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA ANY PERSON CLAIMING AN IN-TEREST 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 disabil-ity 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 05 day of JAN, 2018. By: Christine Hall, Esq. Bar Number: 103732 Submitted by: Choice Legal Group, P.A. P.O. Box 9908 Fort Lauderdale, FL 33310-0908 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@clegalgroup.com 16-02163 January 12, 19, 2018 18-00024K

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 .: 2017CA-001864-0000-00 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff. VS. DENNIS MORGAN A/K/A DENNIS M. MORGAN; et. al., nt(c)

LOT 23, BLOCK "T" OF A RE-SUBDIVISION OF A PORTION OF LAKE PIERCE HEIGHTS AND LAKE PIERCE HEIGHTS UNIT NO. 2, ACCORDING TO THE MAP OR THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

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

GENERAL JURISDICTION DIVISION Case No.

2015CA-000716-0000-00 The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26, Plaintiff, vs.

Marcus Smith and Colleen Smith, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order dated October 30. 2017, entered in Case No. 2015CA-000716-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26 is the Plaintiff and Marcus Smith; Colleen Smith; Spring Pines West Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com, beginning at 10:00 AM on the 29th day of January, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 26, OF SPRING PINES

WEST, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 90, PAGE 40, 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 5th day of January, 2018. BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6209 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By Jimmy Edwards, Esq. Florida Bar No. 81855 Case No. 2015CA-000716-0000-00 File # 14-F07941 January 12, 19, 2018 18-00035K

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. 2017CA003848000000 Div. 04 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF E. ELIZABETH SWONGER, DECEASED, JOAN

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. 2017CA002282000000 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. TERRY R. MYERS, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 06, 2017, and entered in 2017CA002282000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORT-GAGE ACQUISITION TRUST is the Plaintiff and TERRY R. MYERS 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 February 05, 2018, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, IN BLOCK 5, OF MAP OF FIRST UNIT OF RIDGE MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 515 RIDGE MANOR DRIVE, LAKE WALES, FL 33853

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 3 day of January, 2018.

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 16-188559 - MoP January 12, 19, 2018 18-00025K

CORD BOOK 3740 PAGE 1889 AND IN THE WARRANTY DEED RECORDED IN OF-FICIAL RECORD BOOK 3740 PAGE 1893, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 4509 N SCENIC HWY, LAKE WALES, FL 33898 has been filed against you and you are required to serve a copy of your written lefenses, if any, to it on Nicholas J. Roefaro of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before February 12, 2018, (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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 18-CP-0062 Division: PROBATE IN RE: ESTATE OF WILLIAM H. ORMSBY Deceased.

The administration of the estate of WILLIAM H. ORMSBY, deceased, whose date of death was December 9, 2017, is pending in the Circuit Court for POLK County, Florida, Probate Divi-sion, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN 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 SEC-TION 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 January 12, 2018. Personal Representative:

Becky Ormsby Petitioner/ Personal Representative 2604 Randall Dr.

Oregon, Ohio 43616 Attorney for Personal Representative: William A. Sweat, P.A. Attorney Florida Bar Number: 109389 2018 S. Florida Ave. Lakeland, FL 33803 Telephone: (863) 680-2222 Fax: (863) 688-9702

E-Mail: legalfiling@sweatpa.com E-Mail: legalassistant@sweatpa.com January 12, 19, 2018 18-00054K

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2017CA002896000000 ISLAND CLUB RESORT HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. DAISY D. MONTAVLO, et al,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure

dated January 5, 2018 in Case No. 2017CA002896000000 in the Circuit Court in and for Polk County, Florida wherein ISLAND CLUB RESORT HO-MEOWNERS ASSOCIATION, INC., Florida non-profit Corporation, is Plaintiff, and DAISY D. MONTAVLO, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on February 5, 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 175, BIMINI BAY, PAHSE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST 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: January 9, 2018 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@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 18-00046K January 12, 19, 2018

SECOND INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND POLK COUNTY, FLORIDA CASE NO.: 2017-CA-000765 CENTERSTATE BANK OF FLORIDA, N.A., Plaintiff, vs. STUART BULMER; LUCY J. BULMER; REGAL PALMS OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II.

Defendants. Notice is hereby given that, pursuant to an Amended Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk will sell the

ida, described as: Lot 349, REGAL PALMS AT HIGHLAND RESERVE, PHASE 4, according to the map or plat thereof as recorded in Plat Book 131, Page 25, Public Records of

property situated in Polk County, Flor-

Polk County, Florida. at public sale, to the highest and best bidder, for cash, bidding will begin at 10:00 o'clock a.m. on February 5, 2018, at www.polk.realforeclose.com

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE PER SECTION 45.031, FLORIDA STATUTES.

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /s/ Diva N. Totten August J. Stanton, III Florida Bar No.: 0976113 Diva N. Totten Florida Bar No. 118683 GASDICK STANTON EARLY, P.A. 1601 W. Colonial Drive Orlando, Florida 32804 Ph. (407) 423-5203; Fax (407) 425-4105 E-mail: pleadings@gse-law.com Attorneys for Plaintiff January 12, 19, 2018 18-00041K

SECOND INSERTION **RE-NOTICE OF**

FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2015CA002806000000

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ERROL A. TYRELL A/K/A ERROL TYRELL, et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 10, 2016 and entered in Case No. 2015CA002806000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. NATIONSTAR MORT-GAGE LLC, is Plaintiff and ERROL A. TYRELL A/K/A ERROL TYRELL; JENNIFER TYRELL; RIDGE ACRES ADDITIONS PROPERTY OWNERS' ASSOCIATION, INC.; RIDGE ACRES PHASE II HOMEOWNERS ASSO-CIATION, INC., are Defendants. Stacy Butterfield, Clerk of Court for POLK, County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com. 10:00 a.m., on the 5TH day of FEB-RUARY, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 10. RIDGE ACRES. PHASE II, UNIT II, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 137, PAGES 3 AND 4 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 vou. to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice): if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com Matthew R. Gelber, Esq. Florida Bar #: 115465 Email: MGelber@vanlawfl.com FN7223-15NS/bs 18-00026K January 12, 19, 2018

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on November 29, 2017 in Civil Case No. 2017CA-001864-0000-00, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DITECH FINAN-CIAL LLC F/K/A GREEN TREE SER-VICING LLC is the Plaintiff, and DEN-NIS MORGAN A/K/A DENNIS M. MORGAN; JENNIFER S. MORGAN; FLORIDA HOUSING FINANCE CORPORATION; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on January 29, 2018 at 10:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AS OF

THE PROPERTY OWNER

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 4 day of January, 2018. 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 1382-1740B January 12, 18, 2018 18-00022K

KNOWN HEIR OF E. ELIZABETH SWONGER, DECEASED, CONSTANCE HAMBRICK-RENNARD, AS KNOWN HEIR OF E. ELIZABETH SWONGER, DECEASED, et al. Defendants. TO:

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF E. ELIZ-ABETH SWONGER, DECEASED LAST KNOWN ADDRESS: UN-KNOWN

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

THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. AL-TERNATIVE 27, ON THE EAST SIDE THEREOF: LESS AND EXCEPT LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RE-

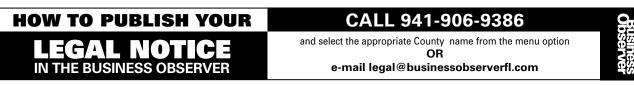
elv therea default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILI-TIES 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

Dated: January 3, 2018

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

Nicholas J. Roefaro Kass Shuler, P.A. plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 327878/1700826/and 18-00042K January 12, 19, 2018



SECOND INSERTION

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 f 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)

of housing trends.

conflict of interest.

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

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

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

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.

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

This notice allows the public to

which can provide a public alert of

some way. Examples include no-

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.

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

Public notice supports due process Public notices are integral to demo-

cratic 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

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. providing public notices to the population through legal communities. Other general

Business

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.

THE RISKS OF NOTICES **ONLY ON THE INTERNET**

Although it has been part of American society for a guarter-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 cyberattack. 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 publicnotice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

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

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

cessible, 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.

WHY NEWSPAPERS? interest newspapers, such as county seat weeklies, are the forum where county citizens public traditionally has regarded as neutral. business. Furthermore, the Public notices in this print environment gain

vast majority of these notices arrive at citizens' homes in a

Observer

E C1 Bank

expect to locate notices of important public

their long-established independence, newspa pers remain the primary source for publishing public notices.

Newspapers are the primary source

public's right to know in America since pre-

colonial times and on the European conti-

traditional information role in society and

nent since the 17th century. Because of their

right of free press, have been serving the

Newspapers, founded on the constitutional

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

seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

a critical check and balance. While it may

credibility because of the long history of trust

Placing notices on government Web sites

undermines this neutral interest and removes

in the local newspaper.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decisionmaking 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

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

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.