

POLK COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Power Play Gaming, located at 1543 Bartow rd, in the City of Lakeland, County of Polk, State of FL, 33801, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 24 of January, 2018.
Jordan Kern, Brian Cotham, Robert Lyons, Marc Janas and Tiffany Janas
1543 Bartow rd
Lakeland, FL 33801
January 26, 2018 18-00122K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BELTONE located at 102 PATTERSON ROAD, in the County of POLK, in the City of HAINES CITY, Florida 33844 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at HAINES CITY, Florida, this 22nd day of JANUARY, 2018.
WINTERSET INC.
January 26, 2018 18-00123K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 17CP-2719
Division Probate
IN RE: ESTATE OF SARAH LEE RUSS
Deceased.

The administration of the estate of Sarah Lee Russ, deceased, whose date of death was October 5, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2018.

Personal Representative:
Dolores Elaine Bryant
1701 North Galloway Road
Lakeland, Florida 33810
Attorney for Personal Representative:
Carol J. Wallace
Attorney for Personal Representative
Florida Bar Number: 71059
Elder Law Firm of
Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
Secondary E-Mail:
jwarc@mclements.com
Jan. 26; Feb. 2, 2018 18-00113K

FIRST INSERTION
Towne Park Community Development District
Notice of Board of Supervisors' Meeting
The Board of Supervisors of the Towne Park Community Development District ("Board") will hold a meeting on Thursday, February 8, 2018 at 11:00 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.
A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.
There may be occasions when staff or other individuals may participate by speaker telephone.
Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
January 26, 2018 18-00128K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2018CP-0028
IN RE: ESTATE OF BARBARA ANN JONES
Deceased.

The administration of the estate of Barbara Ann Jones, deceased, whose date of death was September 9, 2017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 26, 2018.

Personal Representative:
Gregory J. Parry
2457 Oak Valley Drive, Apt. 104
Ann Arbor, Michigan 48103
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
Jan. 26; Feb. 2, 2018 18-00106K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SEASONAL TAX SERVICES located at 3632 US HIGHWAY 92, STE 9, 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 LAKELAND, Florida, this 16th day of JANUARY, 2018.
DELMARCO Q GANDY
January 26, 2018 18-00100K

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that MICKEL L. HUBBARD, owner, desiring to engage in business under the fictitious name of CROSS CUT LAWN & LANDSCAPE located at P.O. BOX 616, FORT MEADE, FL 33841 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 26, 2018 18-00101K

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 Kensa LLC located at 3612 Huntwick Blvd, in the County of Polk in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 19 day of January, 2018.
Kensa LLC
January 26, 2018 18-00102K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Linda Graves and Wade Venjam will, on February 7, 2018, at 10:00 a.m., at 5210 State Road 33N, Lot 28, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: 1965 Real Property, Tax ID#: 000000-000060-031920 and all other personal property located therein
PREPARED BY:
Tina Brenneman
Lake Deeson Park, LLC
5210 State Road 33 N, #108
Lakeland, Florida 33805
Jan. 26; Feb. 2, 2018 18-00115K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Linda Rae Cribfield, Jessica Sherwood and Timothy Dehart, will, on February 7, 2018, at 10:00 a.m., at 5210 State Road 33N, Lot 64, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: 1959 ART, TITLE # 59561095915 and all other personal property located therein.
PREPARED BY:
Tina Brenneman
Lake Deeson Park, LLC
5210 State Road 33 N, #108
Lakeland, Florida 33805
Jan. 26; Feb. 2, 2018 18-00116K

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageStuff.bid beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.
Property includes the storage unit contents belonging to the following tenants at the following locations:
METRO SELF STORAGE
624 Robin Road
Lakeland, FL 33803
The bidding will close on the website StorageStuff.Bid and a high bidder will be selected on February 15, 2018 at 10AM.

Tenant	Unit	Description of Property
Michael Falcon	386	Household Goods
Tara Pennington	465	Household Goods
Blanchard Harper	482B	Household Goods

January 26; February 2, 2018 18-00118K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Berkreviews.com located at 4840 Raleigh Pass, in the County of Polk, in the City of Lake Wales, Florida 33859 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lake Wales, Florida, this 21st day of January, 2018.
Jonathan Berkenfield
January 26, 2018 18-00108K

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that SILVIA L. SALDANA, owner, desiring to engage in business under the fictitious name of VITAMINS OF THE SUN located at 1105 S. HOLLAND PKWY, SUITE C, BARTOW, FL 33830 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 26, 2018 18-00109K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of 12 Gates Realty LLC and Wade Venjam, will, on February 7, 2018, at 10:00 a.m., at 5210 State Road 33N, Lot 23, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: 1982 Rene Mobile Home, VIN # GDWYGA09827837, TITLE # 21475711 and all other personal property located therein
PREPARED BY:
Tina Brenneman
Lake Deeson Park, LLC
5210 State Road 33 N, #108
Lakeland, Florida 33805
Jan. 26; Feb. 2, 2018 18-00114K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Tonya Ann Gogg will, on February 7, 2018, at 10:00 a.m., at 5210 State Road 33N, Lot 87, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: 1984 Twin 32", ID#T23615634B, TITLE # 20777505 and all other personal property located therein.
PREPARED BY:
Tina Brenneman
Lake Deeson Park, LLC
5210 State Road 33 N, #108
Lakeland, Florida 33805
Jan. 26; Feb. 2, 2018 18-00117K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/13/2018 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109:
1987 CLAR
VIN# LFLCM1AG367012305
Last Known Tenants: ROY SPROUSE
1964 FORT VIN# 101446
Last Known Tenants: Lee Henry
Sale to be held at: Lakeland Village MHP, LLC 4535 U.S. 92 East Lakeland, FL 33801 (Polk County) (321) 279-4140
Jan. 26; Feb. 2, 2018 18-00121K

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageStuff.bid beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.
Property includes the storage unit contents belonging to the following tenants at the following locations:
METRO SELF STORAGE
624 Robin Road
Lakeland, FL 33803
The bidding will close on the website StorageStuff.Bid and a high bidder will be selected on February 15, 2018 at 10AM.

FIRST INSERTION
Highland Meadows II Community Development District
Notice of Board of Supervisors' Meeting
The Board of Supervisors of the Highland Meadows II Community Development District ("Board") will hold a meeting on Thursday, February 8, 2018 at 9:00 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, Florida 33880. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.
There may be occasions when staff or other individuals may participate by speaker telephone.
Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
January 26, 2018 18-00129K

FIRST INSERTION
NOTICE OF SALE
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE: 2017-CC-1529
SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, PLAINTIFF, VS. LOREEN D'AUTORIO; UNKNOWN SPOUSE OF LOREEN D'AUTORIO; AND UNKNOWN TENANT(S), Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:
Lot 29, of SOLTERRA PHASE 1, according to the Plat thereof as recorded in Plat Book 156, Page 13, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 5516 Solterra Circle, Davenport, FL 33837
at public sale, to the highest and best bidder, for cash, via the Internet at www.polkrealforeclose.com at 10:00 A.M. on February 19, 2018.
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
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
5618505
16-03224-2
Jan. 26; Feb. 2, 2018 18-00103K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Linda Rae Cribfield, Jessica Sherwood and Timothy Dehart, will, on February 7, 2018, at 10:00 a.m., at 5210 State Road 33N, Lot 64, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: 1959 ART, TITLE # 59561095915 and all other personal property located therein.
PREPARED BY:
Tina Brenneman
Lake Deeson Park, LLC
5210 State Road 33 N, #108
Lakeland, Florida 33805
Jan. 26; Feb. 2, 2018 18-00115K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Tonya Ann Gogg will, on February 7, 2018, at 10:00 a.m., at 5210 State Road 33N, Lot 87, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: 1984 Twin 32", ID#T23615634B, TITLE # 20777505 and all other personal property located therein.
PREPARED BY:
Tina Brenneman
Lake Deeson Park, LLC
5210 State Road 33 N, #108
Lakeland, Florida 33805
Jan. 26; Feb. 2, 2018 18-00117K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/13/2018 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109:
1987 CLAR
VIN# LFLCM1AG367012305
Last Known Tenants: ROY SPROUSE
1964 FORT VIN# 101446
Last Known Tenants: Lee Henry
Sale to be held at: Lakeland Village MHP, LLC 4535 U.S. 92 East Lakeland, FL 33801 (Polk County) (321) 279-4140
Jan. 26; Feb. 2, 2018 18-00121K

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageStuff.bid beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.
Property includes the storage unit contents belonging to the following tenants at the following locations:
METRO SELF STORAGE
624 Robin Road
Lakeland, FL 33803
The bidding will close on the website StorageStuff.Bid and a high bidder will be selected on February 15, 2018 at 10AM.

FIRST INSERTION
Davenport Road South Community Development District
Notice of Auditor Selection Committee Meeting and Board of Supervisors' Meeting
The Davenport Road South Community Development District Auditor Selection Committee ("Committee") Meeting will be held on Thursday, February 8, 2018 at 9:30 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, Florida 33880. The Board of Supervisors of the Davenport Road South Community Development District ("Board") will hold its regular Board Meeting immediately following the conclusion of the Committee Meeting. The meetings are open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.
There may be occasions when staff or other individuals may participate by speaker telephone.
Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
January 26, 2018 18-00126K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 53-2017-CA-000797
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. BROOKE ANN GLOVER, ET AL., Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 8, 2017 in Civil Case No. 53-2017-CA-000797 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and BROOKE ANN GLOVER, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of March, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 4, TERRANOVA PHASE V, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 4 AND 5, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
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
5618505
16-03224-2
Jan. 26; Feb. 2, 2018 18-00094K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 53-2017-CA-000797
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. BROOKE ANN GLOVER, ET AL., Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 8, 2017 in Civil Case No. 53-2017-CA-000797 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and BROOKE ANN GLOVER, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of March, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 4, TERRANOVA PHASE V, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 4 AND 5, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
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
5618505
16-03224-2
Jan. 26; Feb. 2, 2018 18-00094K

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2017CA001377000000** SELENE FINANCE LP; Plaintiff, vs. BRIDGETT N. HUMPHREY, JERRY W. HUMPHREY, ET.AL; Defendants

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

THE NORTH 15.00 FEET OF LOTS 10, 11, 12, ALL OF LOT 13, AND THE SOUTH 1/2 OF LOT 14, BLOCK 2, ORANGE HEIGHTS SYNDICATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 614 HIGH STREET, 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.

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

WITNESS my hand on 1/19/2018. Matthew M. Slowik, Esq. FBN 92553 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 17-01843-FC Jan. 26; Feb. 2, 2018 18-00112K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND POLK COUNTY, FLORIDA **CASE NO.: 2017 CA 002314**

CENTERSTATE BANK OF FLORIDA, N.A., Plaintiff, vs. ANDREW CHARLES PEARCE; DAWN FRANCES PEARCE; CALABAY PARK HOMEOWNERS ASSOCIATION, INC., A/K/A CALABAY PARC HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendants.

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

Legal: Lot 226, CALABAY PARC UNIT TWO, according to the map or plat thereof as recorded in Plat Book 121, Page 46 and 47, Public Records of Polk County, Florida. (the "Property")

Address: 673 Orista Circle, Davenport, FL 33897

at public sale, to the highest and best bidder, for cash, bidding will begin at 10:00 o'clock a.m. on February 27, 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 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.

/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 Jan. 26; Feb. 2, 2018 18-00099K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 2016CA-000390-0000-00**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 Plaintiff, v. MARIA S. ORTIZ; AILIN MARIE LOPEZ ORTIZ A/K/A AILIN LOPEZ; UNKNOWN SPOUSE OF MARIA S. ORTIZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BANK OF AMERICA, N.A.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; POITRAS ESTATES HOMEOWNERS ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 07, 2017, 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:

LOT 51, POITRAS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF SALE (Rescheduled Sale Pursuant to Order of Court Dated January 16, 2018.)

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 53-2017CA-000238-0000-00**

IRA SERVICES, LLC, A Florida Limited Liability Company, Plaintiff, v. PHILLIP BUTLER, DONNA BUTLER, POLK COUNTY, and W.S. BADCOCK CORPORATION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated June 27, 2017, and entered in the above styled cause, wherein IRA SERVICES, LLC, a Florida Limited Liability Company, is the Plaintiff and PHILLIP BUTLER, DONNA BUTLER, POLK COUNTY, and W.S. BADCOCK CORPORATION are the Defendants, 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 20, 2018, the following described property as set forth in said Final Judgment:

Lot 15, Gibson Oaks Subdivision, as shown by map or plat thereof, recorded in Plat Book 72, Page 19, Public Records of Polk County, Florida. Together With

FIRST INSERTION

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

CIVIL DIVISION Case #: 2017-CA-001748 DIVISION: 15 SunTrust Mortgage, Inc. Plaintiff, vs. Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Carolyn Ann Shepherd, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Suntrust Mortgage, Inc.; Lily Lake Golf & RV Resort Property Owners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-001748 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SunTrust Mortgage, Inc., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Carolyn Ann Shepherd, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.

realforeclose.com at 10:00 A.M. on March 13, 2018, the following described property as set forth in said Final Judgment, to-wit:

LOT 422, LILY LAKE GOLF AND RV RESORT, PHASE IV-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 112, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2003, MAKE: FLEETWOOD, VIN#: FL-FL370A30268LG21 AND VIN#: FLFL370B30268LG21. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711. Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 17-306890 FCO1 SUT Jan. 26; Feb. 2, 2018 18-00096K

FIRST INSERTION

a/k/a 835 SAMUEL ST, DAVENPORT, FL 33897-6225

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 27, 2018 beginning at 10:00 AM.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds.

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

Dated at St. Petersburg, Florida this 18th day of January, 2018. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff By: ANDREW L. FIVECOAT FBN# 122068 888151263-ASC Jan. 26; Feb. 2, 2018 18-00098K

FIRST INSERTION

a certain 1966 WING singlewide mobile home, bearing VIN #GA-F1A11053840.

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 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 23, 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 /s/ Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com For the Court. Jan. 26; Feb. 2, 2018 18-00111K

FIRST INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION **CASE NO.: 53-2016-CA-001051**

BAYVIEW LOAN SERVICING, LLC, Plaintiff, vs. NICOLE P. MARTINEZ A/K/A NICOLE MARTINEZ A/K/A NICOLE P. IRRIZARY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 5, 2018, and entered in Case No. 53-2016-CA-001051 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Bayview Loan Servicing, LLC, is the Plaintiff and Nicole P. Martinez a/k/a Nicole Martinez a/k/a Nicole P. Irizary a/k/a Nicole P. Irizary, Carmelo Martinez, Lucille Martinez, Patterson Groves Homeowners Association, Inc., United States of America Acting through Secretary of Housing and Urban Development, Unknown Party #1, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the 19th day of February, 2018, the following described property as set forth in said Final Judgment of Foreclosure: LOT 64, PATTERSON GROVES, ACCORDING TO THE PLAT

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-001518**

WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST Plaintiff, v. SUSAN L. REDINBO; UNKNOWN SPOUSE OF SUSAN L. REDINBO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS; FLORIDA HOUSING FINANCE CORPORATION; MICHAEL G. REDINBO Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 15, 2017, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 396 OF ELOISE WOODS, LAKE MARIAM UNIT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 49, 49A

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. 2016-CA-002274**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1, Plaintiff, vs. ZONEIDE SAURI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 25, 2017, and entered in 2016-CA-002274 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1 is the Plaintiff and ZONEIDE SAURI A/K/A Z. SAURI; THE INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC; WINDSOR ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A LASHAWNEE CARLISLE; UNKNOWN TENANT #2 N/K/A BRIAN LAVAN; UNKNOWN SPOUSE OF ZONEIDE SAURI 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 22, 2018, the following described property as set forth in

FIRST INSERTION

THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

3003 PATTERSON GROVES DRIVE, HAINES CITY, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 23rd day of January, 2018.

/s/ Chad Sliger Chad Sliger, Esq. FL Bar # 122104 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com AH - 16-005570 Jan. 26; Feb. 2, 2018 18-00120K

FIRST INSERTION

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

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

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 16, 2018 beginning at 10:00 AM.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds.

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

Dated at St. Petersburg, Florida this 17th day of January, 2018..

eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff By: ANDREW FIVECOAT FBN# 122068 485150004 Jan. 26; Feb. 2, 2018 18-00093K

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. 2016-CA-002274**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1, Plaintiff, vs. ZONEIDE SAURI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 25, 2017, and entered in 2016-CA-002274 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1 is the Plaintiff and ZONEIDE SAURI A/K/A Z. SAURI; THE INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC; WINDSOR ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A LASHAWNEE CARLISLE; UNKNOWN TENANT #2 N/K/A BRIAN LAVAN; UNKNOWN SPOUSE OF ZONEIDE SAURI 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 22, 2018, the following described property as set forth in

Property Address: 713 WINDSOR ESTATES DR, 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 18 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 17-005900 - MoP Jan. 26; Feb. 2, 2018 18-00095K

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

Check out your notices on: www.floridapublicnotices.com

Business Observer

FIRST INSERTION

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

CASE NO: 2017-CC-03646 SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. XIN TU; XIAOFEI SUN AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 28, of OAKMONT PHASE 1, according to the Plat thereof as recorded in Plat Book 148, Pages 16 through 30, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 4123 Oaktree Drive, Davenport, FL 33837 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on February 19, 2018.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Jan. 26; Feb. 2, 2018 18-00105K

FIRST INSERTION

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

CASE NO: 2017-CC-003669 SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. GLOBALIZE (USA) TRADING, LLC; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 54, of OAKMONT PHASE 1, according to the Plat thereof as recorded in Plat Book 148, Pages 16 through 30, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 4205 Oakview Drive, Davenport, FL 33837 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on February 19, 2018.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Jan. 26; Feb. 2, 2018 18-00104K

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2017-CA-003181 BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company Plaintiff vs. PAYTON PITTS, BARBARA PITTS, CITIBANK, N.A., Defendant.

TO: PAYTON PITTS and BARBARA PITTS, 130 McCall Avenue Bradley FL 33835 (last known residence) PAYTON PITTS and BARBARA PITTS, 124 McCall Avenue Bradley FL 33835

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

Lot 18 and 19, Block B, W V RANSOMES ADDITION TO TOWN OF BRADLEY JUNCTION, Plat Book 3, Page 27 and Plat Book 2, Page 81, Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to the Plaintiff's attorney, STRAUS & EISLER, P.A., 10081 Pines Blvd, Suite C, Pembroke Pines, FL 33024 on or before thirty (30) days from the first date of publication on or before February 23, 2018 and file the original with the Clerk of this Court either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint filed herein.

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

WITNESS my hand and the seal of this Court at POLK County, Florida this 17th day of January, 2018. Stacy M. Butterfield Clerk of the Circuit Court (COURT SEAL) By: Taylor Pittman As Deputy Clerk Arnold M. Straus Jr. ESQ. STRAUS & EISLER, P.A. 10081 Pines Blvd, Suite C Pembroke Pines, FL 33024 954-431-2000 Service.pines@straus eisler.com 17-025707-FC-BV Jan. 26; Feb. 2, 2018 18-00097K

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. 53-2011CA-002441-000 NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. BOB A. REITER AND THERESE L. REITER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2011, and entered in 53-2011CA-002441-000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE, LLC is the Plaintiff and BOB A. REITER; THERESE L. REITER; ZONA LONG BAIL BONDS, INC.; UNKNOWN TENANT #2 are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 15, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 589 OF INWOOD NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGES 7A, 7B, AND 7C OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2027 NW 26TH STREET, WINTER HAVEN, FL 33881

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

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

Dated this 18 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 11-01553 - MoP Jan. 26; Feb. 2, 2018 18-00119K

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. 2012CA-004411-0000-00 FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, SUCCESSOR BY MERGER WITH FIFTH THIRD BANK, A MICHIGAN BANKING CORPORATION, AS SUCCESSOR IN INTEREST TO R-G CROWN BANK, Plaintiff, vs. JULIO CESAR PEREZ A/K/A JULIO CESAR PEREZ NAZARIO, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 14, 2014 in Civil Case No. 2012CA-004411-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, SUCCESSOR BY MERGER WITH FIFTH THIRD BANK, A MICHIGAN BANKING CORPORATION, AS SUCCESSOR IN INTEREST TO R-G CROWN BANK is Plaintiff and JULIO CESAR PEREZ A/K/A JULIO CESAR PEREZ NAZARIO, ET AL., are Defendants, the Clerk of Court, STACY M. BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at

www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22ND day of February, 2018 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 2, Block 281, Village 3, Neighborhood 6 South, Poinciana Subdivision as per plat thereof, recorded in Plat Book 54, Page(s) 44, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. 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 5751771 17-01700-1 Jan. 26; Feb. 2, 2018 18-00125K

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2017CA001908000000 U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. NORMA I. DELGADO; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 2, 2018 and entered in Case No. 2017CA001908000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and NORMA I. DELGADO; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 16, 2018 the following described property as set forth in said Order or Final Judgment, to-wit: LOT 12 AND THE WEST 1/2 OF LOT 13, BLOCK C, OLIVE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 29 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. 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); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED January 24, 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 J. Alterman, Esq. Florida Bar No.: 36825 1460-161401 / DJ1 Jan. 26; Feb. 2, 2018 18-00127K

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 53-2010-CA-006887WH TRANSCAPITAL BANK, a Florida banking corporation, Plaintiff, v. DJS ENTERPRISES, LLC, a Florida limited liability company, et al., Defendants.

Notice is hereby given that, pursuant to a Final Summary Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, I will sell the property situate in Polk County, Florida, described as:

THE EAST 653.69 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH, EAST AND SOUTH 25 FEET FOR RIGHT-OF-WAY SHOWN ON THE PLAT OF LUCERNE PARK FRUIT ASSOCIATION, AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID PARCEL BEING A PART OF LOTS 296 AND 299 OF SAID LUCERNE PARK FRUIT ASSOCIATION, PLUS THE EAST 653.69 FEET OF THAT PART OF U.S. GOVERNMENT LOT 3 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SAID SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 26 EAST. TOGETHER WITH AN INGRESS/EGRESS AND UTILITY EASEMENT FOR THE

BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN WARRANTY DEED BY AND BETWEEN LUCERNE INDUSTRIAL VENTURE OF POLK COUNTY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND CONSTRUCTION MATERIAL MANUFACTURERS OF CENTRAL FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 5577, PAGE 2084, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, except as set forth hereinafter, on February 27, 2018 at 10:00 a.m. at www.polk.realforeclose.com in accordance with Chapter 45, 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 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.

Dated: January 19, 2018. SAX, WILLINGER & GOLD Attorney for Plaintiff 5801 NW 151 Street Suite 307 Miami Lakes, FL 33014 (305) 591-1040 E-mail: sgold@swglawyers.com Secondary E-mail: csensat@swglawyers.com /s/ Stuart M. Gold STUART M. GOLD Jan. 26; Feb. 2, 2018 18-00110K

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2016CA-001078-0000-00 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES Plaintiff, vs. STEPHANIE BROOKS; IVAN BROOKS; MICROF LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated December 28, 2017, and entered in Case No. 2016CA-001078-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES is Plaintiff and STEPHANIE BROOKS; IVAN BROOKS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MICROF LLC; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on the 13 day of February, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 23, UNRECORDED WHISPERWOOD, AS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH ALONG THE WEST BOUNDARY OF SAID SW 1/4 OF NW 1/4, 202.48 FEET TO A POINT, THENCE SOUTH 89° 19' 00" EAST 760 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89° 19' 00" EAST 100 FEET TO A POINT, THENCE SOUTH 135 FEET TO A POINT, THENCE NORTH 89° 19' 00" WEST 100 FEET TO A POINT, THENCE NORTH 135 FEET TO THE POINT OF BEGINNING. A person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. This notice is provided pursuant to Administrative Order No.1-21.5. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 24 day of January, 2018 Stephanie Simmonds, Esq 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.: 15-03086 SPS V3.20160920 Jan. 26; Feb. 2, 2018 18-00124K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

SUBSEQUENT INSERTIONS

SECOND 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 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.

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 assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

Table with 6 columns: 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). Rows include Phase 1, Phase 2, Phase 3, and Total.

(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 installments 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.

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 meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

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.

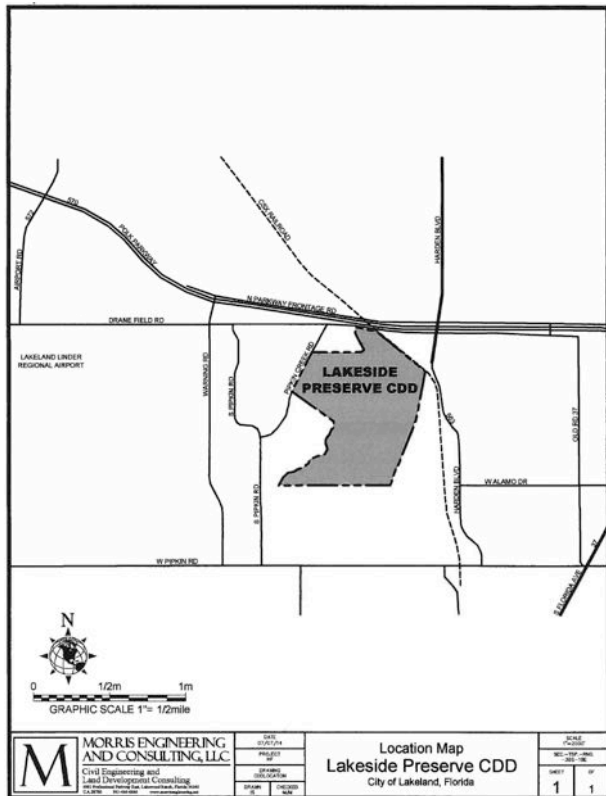
Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2018-15

A RESOLUTION OF THE BOARD OF SUPERVISORS 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 BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH 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 ROLL; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

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/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 Assessments; and

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

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.
2. The total estimated cost of the Improvements is \$19,400,000 (the "Estimated Cost").
3. The Assessments will defray approximately \$22,510,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
4. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
5. 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.
6. There is on file, at the District Records Offices, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
7. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (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 assessment 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.

ATTEST: 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

18-00086K

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 19, 2018.

Personal Representative: Lisa D. Houk

2474 Colonel Ford Drive Lakeland, Florida 33813

Attorney for Personal Representative: L. Caleb Wilson

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

SECOND 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, 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

SECOND 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

Advertisement for Florida Public Notices. Text: 'NEW NEIGHBORS WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house... WOULDN'T YOU WANT TO KNOW? BE INFORMED Read public notices to find out what's going on in your community. FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE FloridaPublicNotices.com' Includes images of dogs and a doghouse.

Advertisement for Business Observer. Text: 'SAVE TIME E-mail your Legal Notice legal@businessobserverfl.com Business Observer' Includes logo for Business Observer.

SECOND INSERTION

SECOND 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 Circuit 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 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. 580
 Clearwater, FL 33763

Telephone: (727) 736-2515
 Telefacsimile: (727) 736-3234

Service:
 pcrefiling@romanromanlaw.com

January 19, 26, 2018 18-00090K

SECOND INSERTION

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

Case No. 53-2009-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, through, 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, Devises, 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 RECORDED IN PLAT BOOK 101, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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

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.com

By /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

SECOND INSERTION

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 Association, as Trustee for Wells Fargo Home Mortgage

Asset-Backed Securities 2007-M04 Trust, Mortgage Asset-Backed Certificates

Plaintiff, vs.-

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, Devises, Grantees, or Other Claimants;

Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named

Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 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 2007-

M04 Trust, Mortgage Asset-Backed 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 forth in said Final Judgment, to-wit:

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF:
 SHAPIRO, FISHMAN & GACHÉ, LLP
 2424 North Federal Highway,
 Suite 360

Boca Raton, Florida 33431
 (561) 998-6700

(561) 998-6707
 15-289153 FCO1 WNI

January 19, 26, 2018 18-00064K

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

DEFENDANT TO THIS ACTION OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

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; SUBJECT TO MAINTAINED ROAD RIGHT-OF-WAY ALONG THE NORTH SIDE THEREOF FOR GRANT ROAD.

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF:
 SHAPIRO, FISHMAN & GACHÉ, LLP
 2424 North Federal Highway,
 Suite 360

Boca Raton, Florida 33431
 (561) 998-6700

(561) 998-6707
 16-299405 FCO1 WNI

January 19, 26, 2018 18-00067K

SECOND 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, Devises, Grantees, or Other Claimants;

Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named

Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-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; SUBJECT TO MAINTAINED ROAD RIGHT-OF-WAY ALONG THE NORTH SIDE THEREOF FOR GRANT ROAD.

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF:
 SHAPIRO, FISHMAN & GACHÉ, LLP
 2424 North Federal Highway,
 Suite 360

Boca Raton, Florida 33431
 (561) 998-6700

(561) 998-6707
 16-299405 FCO1 WNI

January 19, 26, 2018 18-00067K

SECOND INSERTION

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

CASE NO.: 2016CA003298000000

CITIFINANCIAL SERVICING LLC

Plaintiff, vs.

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

Defendants.

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 BENEFICIARIES OF THE ESTATE OF SUSIE MELVINA WOOD A/K/A SUSIE MELVINA BRITT WOOD, DECEASED, et al are Defendants, the clerk, Stacey M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 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

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

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

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

Dated: 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

SECOND INSERTION

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 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant 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 Judicial Circuit in and for Polk County, Florida, wherein FEDERAL NATIONAL 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 TENANT NO. 2; 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; EAGLEBROOKE COMMUNITY ASSOCIATION, INC.;

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2018, and entered in

SECOND 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 ASSOCIATION, INC., is the Plaintiff and PATRICIA J. SETTLE, a/k/a PATTIE JO SETTLE, a/k/a PATRICIA J. SETTLE 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 Subdivision, according to the map or plat thereof, recorded in Plat Book 139, Pages 21 and 22, Public Records of Polk County, Florida.

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 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 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

SECOND INSERTION

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

CASE NO.: 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 BENEFICIARIES 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, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 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

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 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 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

SECOND INSERTION

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

CASE NO.: 2017CA002803000000
DITECH FINANCIAL LLC
Plaintiff, vs.

JUDITH E. BARONE, et al
Defendants.

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 FINANCIAL LLC, is Plaintiff, and JUDITH E. BARONE, et al are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM www.polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 20 day of February, 2018, the following described property as set forth in said Final Judgment, to wit:

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

LOT 25, PEBBLEBROOKE ESTATES, 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

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

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

Dated: 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

SECOND 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 FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY; 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, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST 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

SECOND 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
Mortgage
Plaintiff, vs.-

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; Bryan 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 pursuant 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-

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. 2017CA001430000000
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

KENYA S. COMBES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2017, and entered in 2017CA001430000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and KENYA S. COMBES; UNKNOWN SPOUSE OF KENYA S. COMBES N/K/A JEFFREY WILLIAMS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES TOWN PLACE HOMEOWNERS 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

SECOND INSERTION

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

SILVERLEAF RESORTS, INC.
Plaintiff, vs.
BROWN ET AL.,
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, Florida, 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

Count II	Samantha Dean, and any and all Unknown Heirs, Devisees and Other Claimants of Samantha Dean and Interest 1.923%, Use Period No./Unit No. 41/22, Building C ,
Count IV	Eric Bezner and Jennifer Bezner 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 ,
Count IX	Eddie Caballero and Marina F. Caballero 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 ,
Count XI	Marton F. Fabian and Elena Irimus-Fabian 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 ,
Count XIII	Juan Cruz and Yolanda Cruz and Stephanie Garcia
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

SECOND INSERTION

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

Case #: 2016-CA-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
Wayne Alexander a/k/a Dennis W.
Alexander; Marjorie L. Alexander;
Unknown Spouse of Ashley Lynn
Alexander a/k/a Ashley Lynn Thirion
a/k/a Ashley L. Thirion a/k/a Ashley
Thirion; Unknown Spouse of Dennis
Wayne Alexander a/k/a Dennis
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
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, to-wit:

THE FOLLOWING DESCRIBED
LAND IN POLK COUNTY,
FLORIDA, TO-WIT:

BEGIN AT THE INTERSEC-

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 COUNTY FLORIDA AND THE WEST LINE OF SEABOARD COASTLINE RAILROAD (FORMERLY THE ATLANTIC COASTLINE RAILROAD COMPANY AND FORMERLY THE SAVANNAH, FLORIDA & WESTERN RAILROAD); THENCE RUN NORTH-WESTERLY ALONG THE WEST LINE OF SAID RAILROAD 262.1 FEET; THENCE SOUTHWESTERLY 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 BEGINNING.

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

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
SHAPIRO, FISHMAN & GACHÉ, LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
16-304314 FC01 CXE
January 19, 26, 2018 18-00065K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2016CA-004331-0000-00
DITECH FINANCIAL LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF 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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 30 Days After The First Date of Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 Default 2-9-18
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 Dated on January 2nd, 2018.
STACY M. BUTTERFIELD, CPA
 As Clerk of the Court
 By: Lori Armijo
 As Deputy Clerk
 ALDRIDGE | PITE, LLP
 Plaintiff's attorney
 1615 South Congress Avenue,
 Suite 200
 Delray Beach, FL 33445
 1382-1637B
 January 19, 26, 2018 18-00092K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
 GENERAL JURISDICTION DIVISION
CASE NO. 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 CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-6 is Plaintiff and GEORGE RANKIN, ET AL., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 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

SECOND 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, GRANTEEES, 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, pursuant 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:
 Lot 6, Block 276, Poinciana neighborhood 6 South, Village 3, as recorded in plat book 54, page 43 of the public records of Polk County, Florida.
 Property Address: 132 Spoonbill Court, Poinciana, Florida 34759.
 at public sale, to the highest and best bidder, for cash, electronically online at http://www.polk.realforeclose.com at 10:00a.m. February 6, 2018.
 Any persons claiming any 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 from 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 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2014CA001569-0000-00
DIVISION: 11
WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. GARY D. JOHNSON, ET AL., Defendants.
 NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on December 21, 2017 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 AMERICANS WITH DISABILITIES ACT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 Dated: 1/12/18
 /s/ Michelle A. DeLeon, Esquire
 Florida Bar No.: 68587
 Quintairo, 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

SECOND 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
DVP, LP, Plaintiff vs. UNKNOWN SPOUSE OF RITA I. PEARSALL, if any, and UNKNOWN HEIRS OF RITA I. PEARSALL, if any, Defendants.
 AMENDED NOTICE OF ACTION TO UNKNOWN SPOUSE OF RITA PEARSALL, if any, and UNKNOWN HEIRS OF RITA I. PEARSALL, if any, YOU ARE HEREBY NOTIFIED that an action of Re-Foreclosure has been commenced on the following property in Polk County, Florida:
 Lots 7 and the East 1/2 of lot 8, Block D, Sunnymede, according to the plat thereof recorded in Plat Book 8, Page 29 of the Public Records of Polk County, Florida.
 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 Dated on 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2016-CA-003228
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHLL, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHLL Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, 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.
 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, ID# 282725934060072305, BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 723, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, FILED IN PLAT BOOK 54, PAGE 27-42.
 a/k/a 724 CARACARA CT, KISSIMMEE, FL 34759-4541
 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 05, 2018 beginning at 10:00 AM.
 If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds.
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.
 Dated at St. Petersburg, Florida this 16th day of January, 2018.
 eXL Legal, PLLC
 Designated Email Address:
 efling@exllegal.com
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 By: ANDREW L. FIVECOAT
 FBN# 122068
 888160754-ASC
 January 19, 26, 2018 18-00084K

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, Plaintiff, vs. MURRAY WILSON AND CLARE WILSON, et al. Defendant(s).
 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 BOWEN A/K/A MAXELENA L. BOWEN; UNKNOWN SPOUSE OF MAXELENA 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 HOMEOWNERS' ASSOCIATION, INC. A/K/A SUNSET RIDGE HOA, INC. F/K/A SUNSET RIDGE HOMEOWNERS' 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 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 RECORDED IN PLAT BOOK 118, PAGES 27 THROUGH 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 328 SAHALLI 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.
 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
 15-087234 - MoP
 January 19, 26, 2018 18-00077K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 2016CA-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 NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1 is the Plaintiff and JOANN PLUMMER; UNKNOWN PARTIES IN POSSESSION #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, TO-WIT:
 LOT 24, FORESTVIEW ESTATES (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN O.R. BOOK 1678, PAGE 2119, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

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 FORESTVIEW LN, LAKE LAND, FL 33811
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
 IMPORTANT
 AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 Dated this 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
 January 19, 26, 2018 18-00088K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 2016CA-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 NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1 is the Plaintiff and JOANN PLUMMER; UNKNOWN PARTIES IN POSSESSION #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:
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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.
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 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
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OFFICIAL COURT HOUSE WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
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PUBLIC NOTICES

An American Tradition

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

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

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

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

- **Business and commerce notices**

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

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

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

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

The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

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

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

Newspaper tradition

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

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

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

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

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

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

Newspapers: The best medium for public notices

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

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

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

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

Notices become historical records

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

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

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

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

Newspaper notices protect due process

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

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

