

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR DIXIE COUNTY, FLORIDA

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-1, MORTGAGE-
BACKED NOTES, SERIES 2017-1,
Plaintiff,

GENERAL JURISDICTION
DIVISION

CASE NO. 19000009CAAXMX

vs.

THE UNKNOWN SPOUSES, HEIRS,
DEVISEES, GRANTEEES, CREDITORS, AND
ALL OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST THE
ESTATE OF JUDITH H. GARNER A/K/A
JUDITH HELEN GARNER, DECEASED; THE
UNKNOWN SPOUSES, HEIRS, DEVISEES,
GRANTEES, CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY, THROUGH, UNDER
OR AGAINST THE ESTATE OF CRYSTAL
LEANN GARNER, DECEASED; DIXIE
COUNTY, FLORIDA; GREGORY STEPHEN
PARKER; LAURA ELAINE MILLER;
TIMOTHY MAURICE PARKER; JAMES
RONALD PARKER A/K/A JAMES R. PARKER;
DOUG GARNER; SCOTT GARNER; STATE OF
FLORIDA; 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 OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 30, 2020, and entered in Case No. 19000009CAAXMX of the Circuit Court in and for Dixie County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-1, MORTGAGE-BACKED NOTES, SERIES 2017-1 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JUDITH H. GARNER A/K/A JUDITH HELEN GARNER, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CRYSTAL LEANN GARNER, DECEASED; DIXIE COUNTY, FLORIDA; GREGORY STEPHEN PARKER; LAURA ELAINE MILLER; TIMOTHY MAURICE PARKER; JAMES RONALD PARKER A/K/A JAMES R. PARKER;

E-FILED

12/31/19

3:17pm

DOUG GARNER; SCOTT GARNER; STATE OF FLORIDA; 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, I will sell to the highest and best bidder for cash at the Northwest Door of the Dixie County Courthouse, 214 N.E. 351 Hwy Cross City, Florida, 11:00 a.m., on May 5, 2020, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 34 OF ROBIN WOODS SUBDIVISION, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 131 OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA, WHICH BY INTENTION OF THE PARTIES, SHALL CONSTITUTE A PART OF REALTY AND SHALL PASS WITH IT THAT CERTAIN 1990 SOUTHERN ROAD CRAFT MOBILE HOME-VIN #HMBS30430550A AND HMBS30430550B-TITLE #49502532 AND #49502535

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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Dixie County Courthouse. Telephone 352-498-1200 or 1-800-955-8770 via Florida Relay Service.

DATED at Cross City, Florida, on January 31, 2020.

DANA JOHNSON
As Clerk, Circuit Court

By: [Signature]
As Deputy Clerk

SHD Legal Group P.A.
Attorneys for Plaintiff
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Fort Lauderdale, FL 33318
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Publish in: Dixie County Advocate

Please fax a first insertion to SHD Legal Group P.A. (954) 564-9252 and include price.

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.

1162-171257 / JMM

