

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL ACTION

WELLS FARGO BANK, NA,  
Plaintiff,

vs.

CASE NO.: 18-2009-CA-000498  
DIVISION: 49

IGOR POZNYAK, et al,  
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated December 20, 2011 and entered in Case No. 18-2009-CA-000498 of the Circuit Court of the SEVENTH Judicial Circuit in and for FLAGLER County, Florida wherein WELLS FARGO BANK, NA is the Plaintiff and IGOR POZNYAK; YELENA POZNYAK; TENANT #1 N/K/A SVETLANA SHABAN are the Defendants, The Clerk of the Court will sell to the highest and best bidder for cash at KIM C. HAMMOND JUSTICE CENTER, 2ND FLOOR, CIVIL DEPARTMENT, 1769 E. MOODY BLVD., BUILDING #1, BUNNELL, FL 32110 at 11:00AM, on the 20th day of March, ~~2011~~ <sup>2012</sup>, the following described property as set forth in said Final Judgment:

**LOT 39, BLOCK 4, OF PALM COAST, MAP OF WYNNFIELD, SECTION 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 34 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA**

IN THE OFFICE  
CLERK OF COURT  
FLAGLER COUNTY, FLA.

2011 DEC 20 PM 12:48

BY \_\_\_\_\_

PAPER NO. \_\_\_\_\_

FILE\_NUMBER: F09019926

Serial: 19114799  
DOC\_ID: M003400



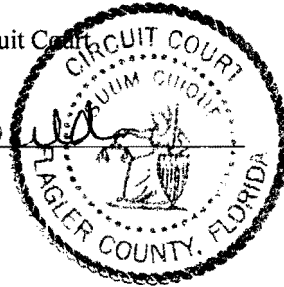
A/K/A 32 WEBWOOD PLACE, PALM COAST, FL 32164

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.

WITNESS MY HAND and the seal of this Court on 12-20, 2011.

Gail Wadsworth  
Clerk of the Circuit Court

By: C. Dowd  
Deputy Clerk



Publish in Flagler Palm Coast News Tribune

Invoice To: Florida Default Law Group, P.L.  
P.O. Box 25018  
Tampa, Florida 33622-5018  
F09019926 WELLSLPS-SPECFHLMC---Team 1

**\*\*See Americans with Disabilities Act**

**In accordance with the Americans with Disabilities Act, person needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven (7) days prior to the proceeding at the address given or notice. Telephone (904) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.**

Publish 2X 2-18-2012  
2-25-2012