Public Notices

Business Ibserver PAGES 17-24

JANUARY 1 - JANUARY 7, 2021

PAGE 17

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO: 2018-CC-006712 HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. ISHMAEL ACQUAH; SHIRLEY F. ACQUAH: 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 11, Block 4, HAMPTON HILLS SOUTH PHASE 1, ac-cording to the Plat thereof as recorded in Plat Book 132, Page 10, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid

A/K/A 3944 Hampton Hills Drive, Lakeland, FL 33810

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 January 19, 2021 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

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 ENTI-TLED TO ANY REMAINING FUNDS. 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)725-0559FBN: 23217 January 1, 8, 2021 21-00008K

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 FREEBERN SHELLS : Located at 1100 OAKBRIDGE PKWY APT 231 : County of, POLK in the City of LAKELAND : Florida, 33803-7945 intends to register the said name with the Division of Cor-

porations of the Florida Department of State, Tallahassee, Florida. Dated at LAKELAND Florida, this December day of 29, 2020 FREEBERN JENNIFER LYNN January 1, 2021 21-00020K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

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 PINNACLE NOTARY & SIGNING SERVICES : Located at 668 Portofino Dr : County of, POLK in the City of Kissimmee : Florida, 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee Florida, this December day of 28, 2020 PINNACLE NOTARY & SIGNING SERVICES 21-00011K January 1, 2021

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 DIXON'S A-Z : Located at 4205 GLENOAK DR N : County of, POLK COUNTY in the City of LAKELAND : Florida, 33810-5453 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LAKELAND Florida, this December day of 28, 2020 DIXON'S A-Z

January 1, 2021 21-00012K

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 INFINITY NUTRITION : Located at 509 o shea ct : County of, POLK COUNTY in the City of AUBURNDALE Florida, 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at AUBURNDALE Florida,

this December day of 28, 2020 INFINITY NUTRITION January 1, 2021 21-00015K

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Probate File No.: 20CP-3626 IN RE: ESTATE OF NEVA M. BAIER,

Deceased. Neva M. Baier, a resident of Winter Haven, Polk County, Florida, who died on September 13, 2020, was the settlor of a trust entitled The Edwin W. and Neva M. Baier Trust dated April 16, 1987, which is a trust described in Section 733.707(3) of the Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent that the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Statues.

The name and address of the trustee are set forth below. The clerk shall file and index this

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 HEARTLAND FARMHOUSE FLOWERS : Located at PO BOX 7561 : County of, POLK in the City of INDIAN LK EST : Florida, 33855-7561 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at INDIAN LK EST Florida, this December day of 28, 2020 HEARTLAND FARMHOUSE FLOWERS 21-00013K January 1, 2021

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 LOGAN'S LAWN MAINTENANCE : Located at 1515 S Gordon ave : County of, POLK in the City of Bartow : Florida 33830-6829 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bartow Florida, this December day of 28, 2020 LOGAN'S LAWN MAINTENANCE

January 1, 2021 21-00014K

FIRST INSERTION RAINBOW TITLE & LIEN, INC.

3389 Sheridan Street, PMB 221 Hollywood, FL 33021 (954) 920-6020 NOTICE OF SALE Rainbow Title & Lien, Inc. will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.78 of the Florida Statutes on January 21, 2021 at 10 A.M. *AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED*

2000 MERCEDES,

VIN#WDBJF65J8YB161881 Located at: 1925 N COMBEE RD, LAKELAND, FL 33801 Polk

Any person(s) claiming any interest(s) in the above vehicles contact: Rainbow Title & Lien, Inc., (954) 920-6020 * ALL SALES ARE HELD WITH RE-SERVE * Some of the vehicles may have been re-

leased prior to auction. January 1, 2021 21-00019K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CellWise US located at 316 Thomasdale Ave in the City of Haines City, Polk County, FL 77046 intends to register the said name with the Division of Corporations of the Department of State, . Tallahassee, Florida.

Dated this 21st day of December, 2020.

Kim, Jaeyoung / Paul, Kevin January 1, 2021 21-00005K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 20CP-3597 IN RE: ESTATE OF James Arthur Pickard deceased.

The administration of the estate of James Arthur Pickard, deceased, Case Number 20CP-3597, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the per-sonal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 1, 2021.

Robin Michele Pickard Personal Representative Address: 127 Shakedown Lane, Floyd, VA 24091 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue

Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative January 1, 8, 2021 21-00016K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020-CP-001973 Division Probate IN RE: ESTATE OF JOHN STUART COOPER

FIRST INSERTION

JOHN STUART COOPER, deceased, whose date of death was December 29. 2019, 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 attor-ney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 01/08/2021.

JAMES R. COOPER

Personal Representative 535 Peak Drive

Haines City, Florida 33844 Darylaine Hernandez, Esq. Attorney for Petitioner Florida Bar No. 0764183 Law Office of Darylaine Hernandez, LLC. 10967 Lake Underhill Road, Suite 143 Orlando, Florida 32825 Telephone: (407) 900-3279 Email: Darylaine@dhernandezlaw.com January 1, 8, 2021 21-00010K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020CP003025 Division: Probate IN RE: ESTATE OF IRENE M. PEZZANO

Deceased. The administration of the estate of Irene Pezzano, deceased, whose date of death was May 8, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bar-tow, Florida 33830. The names and addresses of the personal representative and the personal representative's attor-ney are set forth below.

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

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

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

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

The date of first publication of this notice is January 1, 2021.

Personal Representative: Carmela Frantantoni 5921 Spanish River Road

Fort Pierce, Florida 34951 Attorney for Personal Representative: Glenn B. Grevengoed, Esq. Attorney for Personal Representative Florida Bar Number: 736694 3730 7th Terrace, Suite 202 Vero Beach, FL 32960 Telephone: (772) 234-5600 Fax: (772) 234-5602 E-Mail: glenn@goedlaw.com Secondary E-Mail: service@goedlaw.com January 1, 8, 2021 21-00007K

FIRST INSERTION

TENANT(S) IN POSSESSION #1 **Defendant(s).** NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Summary Final Judgment of Foreclosure dated August 8, 2017, and entered in Case No. 2015CA-004230-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County Florida wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAW OF THE UNITED STATES OF AMERI-CA, is Plaintiff and DIANE NORINE JOHNSON A/K/A DIANE N. JOHN-SON, AS PERSONAL REPRESENTA-TIVE OF THE ESTATE OF ROBERT JOHNSON A/K/A ROBERT PINKEY JOHNSON A/K/A ROBERT P. JOHNSON; DIANE NORINE JOHN-SON A/K/A DIANE N. JOHNSON; HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC.; PRISCILLA T. JOHNSON A/K/A PRISCILLA JOHNSON F/K/A PRISCILLA HARRISON; ROBERT JOHNSON, JR. A/K/A ROBERT JOHNSON; MARTIN LEON LEAD-ER. II A/K/A MARTIN L. LEADER. II A/K/A MARTIN LEON LEADER A/K/A MARTIN L. LEADER; FAITH LEONA LEADER A/K/A FAITH L. LEADER; JOSHUA MEL LEADER A/K/A JOSHUA M. LEADER A/K/A JOSH M. LEADER: JASMINE H. LEADER A/K/A JASMINE LEADER; FAITH L JOHNSON; ANNETTE RE-NEE GLADDEN A/K/A ANNETTE R. GLADDEN A/K/A ANNETTE GLAD-DEN; DWAYNE L. JOHNSON A/K/A DWAYNE JOHNSON: MELODY CELESTE INEZ JOHNSON A/K/A MELODY C. JOHNSON; UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT JOHNSON A/K/A ROBERT PINKEY JOHNSON A/K/A ROBERT P. JOHNSON, DECEASED; UNKNOWN TENANT(S) IN POSSES-SION #1 AND #2, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell to the highest bidder or bidders via online auction at www. polk.realforeclose.com at 10:00 a.m. on the 16th day of February, 2021, the following described property as set forth in said Summary Final Judgment, to wit:

LOT 12, HAMPTON ESTATES PHASE 1, VILLAGE 2-A, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGES 34 AND 35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 317 McFee Dr., Davenport, Florida 33897 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. 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 before the clerk reports the surplus as unclaimed. 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 12/23/2020 McCabe, Weisberg & Conway, LLC By: /s/ Robert A. McLain Robert McLain, Esq. Fl Bar No. 195121 McCabe, Weisberg & Conway, LLC 500 S. Australian Ave., Suite 1000 West Palm Beach, Florida, 33401 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 16-401466 January 1, 8, 2021 21-00006K

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 AND #2 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND

CASE NO .: 2015CA-004230-0000-00 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAW OF THE UNITED STATES OF AMERICA. Plaintiff, vs.

FOR POLK COUNTY, FLORIDA

Deceased. The administration of the Estate of

the undersigned, desiring to engage in
business under the fictitious name of
LOYALTY NOTARY SERVICES : Lo-
cated at 431 SAVANNAH PRESERVE
LOOP : County of, POLK in the City of
DAVENPORT : Florida, 33837-6507
intends to register the said name with
the Division of Corporations of the
Florida Department of State, Tallahas-
see, Florida.
Dated at DAVENDORT Florida this

Dated at DAVENPORT Florida, this December day of 29, 2020 FELIX JOHÁNNA January 1, 2021 21-00021K

notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate, in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on December 17, 2020 /s/ Kenneth J. Baier KENNETH J. BAIER Trustee 203 Rodney Ave. Encinitas, ČA 92024 21-00003K January 1, 8, 2021

FIRST INSERTION

is hereby given that Notice SIGNALFLOW SOLUTIONS, LLC, owner, desiring to engage in business under the fictitious name of SignalFlow Solutions located at 2377 PAULETTE DR, HAINES CITY, FL 33844 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.

21-00017K January 1, 2021

FIRST INSERTION

Notice of Public Auction Pursuant to Ch 713.585(6) F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court: owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve Inspect 1 week prior @ lienor facility; cash or cashier check; 28% buyer premium; any person interested ph (954) 563-1999 Sale date January 22, 2021 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 35342 2016 GMC VIN#: 1GTN1LEC0GZ157783 Lienor: Huston Buick GMC Cadillac 19510 Hwy 27 Lake Wales 863-676-2503 Lien Amt \$3405.45 Licensed Auctioneers FLAB422 FLAU 765 & 1911 21-00004K January 1, 2021

DIANE NORINE JOHNSON A/K/A DIANE N. JOHNSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT JOHNSON A/K/A ROBERT PINKEY JOHNSON A/K/A **ROBERT P. JOHNSON: DIANE** NORINE JOHNSON A/K/A DIANE N. JOHNSON; HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC.: PRISCILLA T. JOHNSON A/K/A PRISCILLA JOHNSON F/K/A PRISCILLA HARRISON: ROBERT JOHNSON JR. A/K/A ROBERT JOHNSON; MARTIN LEON LEADER, II A/K/A MARTIN L. LEADER, II A/K/A MARTIN LEON LEADER A/K/A MARTIN L. LEADER; FAITH LEONA LEADER A/K/A FAITH L LEADER; JOSHUA MEL LEADER A/K/A JOSHUA M. LEADER A/K/A JOSH M. LEADER: JASMINE H. LEADER A/K/A JASMINE LEADER; FAITH L JOHNSON; ANNETTE RENEE GLADDEN A/K/A ANNETTE R. GLADDEN A/K/A ANNETTE GLADDEN; DWAYNE L. JOHNSON A/K/A DWAYNE JOHNSON; MELODY CELESTE INEZ JOHNSON A/K/A MELODY C. JOHNSON: UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF **ROBERT JOHNSON A/K/A ROBERT PINKEY JOHNSON** A/K/A ROBERT P. JOHNSON. DECEASED; UNKNOWN

HOW TO CALL **PUBLISH YOUR** 941-906-9386 and select the appropriate County name from the menu option NOTICE OR e-mail legal@businessobserverfl.com IN THE **BUSINESS OBSERVER** Business Observer

POLK COUNTY

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: floridapublicnotices.com



FIRST INSERTION

33812

45.031.

711

2020.

Property Address: 6122 MIS-SION DRIVE, LAKELAND, FL

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 in accor-

dance with Florida Statutes, Section

If you are a person with a disability

who needs any accommodation in or-

der 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, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or immediately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you are hearing or voice impaired, call

Dated this 29 day of December,

ROBERTSON, ANSCHUTZ

6409 Congress Ave., Suite 100

Service Email: mail@rasflaw.com

TOGETHER WITH A SINGLE

WIDE 1971 MARQ MOBILE HOME WITH VIN# 2046 TI-

Property Address: 5310 Wood

Circle East, Lakeland, FL 33805

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

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

If you are a person with a disability

JANUARY 1 2021 21-00009K ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

21-00022K

By: \S\Laura Elise Goorland

Laura Elise Goorland, Esquire

& SCHNEID, P.L.

Attorney for Plaintiff

Boca Raton, FL 33487 Telephone: 561-241-6901

Florida Bar No. 55402

Communication Email:

lgoorland@rasflaw.com

19-363871 - MaS

January 1, 8, 2021

TLE # 9145021

UNCLAIMED

Facsimile: 561-997-6909

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

GENERAL JURISDICTION DIVISION CASE NO. 2019CA004764000000

THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1,

Plaintiff, vs. TROY TAYLOR, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 21, 2020, and entered in 2019CA004764000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MEL-LON. AS INDENTURE TRUSTEE. FOR WIMC CAPITAL TRUST 2011-1 is the Plaintiff and TROY TAYLOR; KELLEY C. TAYLOR; and MISSION HILLS HOMEOWNERS ASSOCIA-TION, 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 January 19, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 29, OF MISSION HILLS,

LOT 29, OF MISSION HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, AT PAGES 49 THROUGH 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2019CA004539 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2018-20TT, Plaintif, vs.

I MIMIN, VI UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LONA COMBEE A/K/A LONA COMBEE A/K/A LONA CAROL COMBEE A/K/A LONA CAROL COMBEE A/K/A LONA COWLANDS COMBEE F/K/A LONA ROWLANDS PROCTER F/K/A LONA C. PROCTER F/K/A LONA CAROL ROWLANDS; et. al., Defendants.

NOTICE IS GIVEN that, in accordance with Final Judgment of Foreclosure entered on November 18, 2020 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on January 19, 2021 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: LOTS 12 AND 13, BLOCK 2

LOTS 12 AND 13, BLOCK 2 GREY MOSS MANOR, AC-CORDING TO THE PLAT RE-CORDED IN PLAT BOOK 33, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



FIRST INSERTION

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

CASE NO.: 2019-CA-001518 FBC MORTGAGE, LLC,

Plaintiff, v. SCHERLEY LAGUERRE; et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on January 21, 2021, at 10:00 a.m. EST, via the online auction site at www.polk. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 118, Aldea Reserve, according to the map or plat thereof, as recorded in Plat Book 135, Page(s) 23, of the Public Records of Polk County, Florida.

Property Address: 438 Vitoria Road, Davenport, FL 33837 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgagee or the Mortgagee's attorney.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 28th day of December, 2020. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Toll Free: (800) 826-1699 Facsimile: (850) 462-1599 January 1, 8, 2021 21-00018K FIRST INSERTION

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

Case No. 2020-CA-000068 PLANET HOME LENDING, LLC Plaintiff, vs. MARIO ANTONIO CHACON SORIANO; UNKNOWN SPOUSE OF MARIO ANTONIO CHACON SORIANO: JENNIFER ANN

URENA; ESTERVINA TRICOCHE; MIGDALIA TOLLINCHI; UNKNOWN SPOUSE OF MIGDALIA TOLLINCHI; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 16, 2020 in the abovestyled cause, Stacy M. Butterfield, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.polk.realforeclose.com at 10:00 am on February 15, 2021, the following described property:

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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.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this December 23, 2020 /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407)308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com January 1, 8, 2021 21-00001K

FIRST INSERTION

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

CASE NO.: 532020CA002406000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JAMES PERKINS A/K/A

JAMES L. PERKINS, ET AL., Defendants. NOTICE IS HEREBY GIVEN pursu-

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 15, 2020 entered in Civil Case No. 532020CA002406000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff A CURVE CONCAVE NORTH-EASTERLY WHOSE RADIUS IS 25 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE OF A POINT OF TANGENT (CHORD DISTANCE OF 35.30 FEET, CHORD BEARING SOUTH 45 DEGREES 12 MINUTES 40 SECONDS EAST); THENCE RUN NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, 65.06 FEET; THENCE RUN NORTH 9 DEGREES 51 MINUTES 10 SECONDS WEST, 115 FEET TO THE POINT OF BE-GINNING.

Property Address: 140 Sandburg Lane, Winter Haven, FL 33884 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: December 28, 2020 /s/ Michelle A. DeLeon

/s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 138168 January 1, 8, 2021 21-00009K

LV10183

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 and JAMES PERKINS A/K/A JAMES L. PERKINS; ANNETTE M. PERKINS A/K/A ANNETTE MARIE PERKINS A/K/A ANNETTE MARIE PERKINS A/K/A ANNETTE MARIE MAGELKY; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; FLORIDA HOUSING FINANCE CORPORATION, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk. realforeclose.com beginning at 10:00 AM on January 19, 2021 the following described property as set forth in said Final Judgment, to-wit:.

In Judgment, to-wit:. LOT 39, OF UNRECORDED GARDEN GROVE PINES, DE-SCRIBED AS: BEGINNING AT THE SOUTHEAST COR-NER OF THE NORTHEAST 4 OF THE SOUTHEAST 4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST, ALONG THE EAST BOUND-ARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST ¼, 375 FEET; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 50 SECONDS WEST, 1095 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE SOUTH 89 DEGREES 51 MIN-UTES 50 SECONDS WEST, 90 FEET; THENCE RUN SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST, 90.06 FEET TO THE POINT OF CURVE OF

V18237_V2

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 PUB-LISHED AS PROVIDED HEREIN.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

 Kelley Kronenberg

 10360 West State Road 84

 Fort Lauderdale, FL 33324

 Phone: (954) 370-9970

 Fax: (954) 252-4571

 Service E-mail:

 fthrealprop@kelleykronenberg.com

 /s/ Jason M. Vanslette

 Jason M Vanslette, Esq.

 FBN: 92121

 File No: M2000071-JMV

 Case No: 532020CA002406000000

 January 1, 8, 2021
 21-00002K

Business Ubserver

HOW TO

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IN THE

BUSINESS

OBSERVER

POLK COUNTY



Defendants. Notice is hereby given, pursuant to Fi-nal Judgment of Foreclosure for Plaintiff entered in this cause on November 18, 2020, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Flor-

ida described as: LOT 78 OF UNRECORDED COUNTRY VILLAGE, BEING THE EAST 85 FEET OF THE WEST 1050 FEET OF THE NORTH 165 FEET OF THE SOUTH 545 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

and commonly known as: 2124 COUN-TRY LOOP S, LAKELAND, FL 33811;

including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www. polk.realforeclose.com on February 16, 2021 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons 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.

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 21 day of December 2020.

By:/s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 53-2018-CA-002348 327659/1704623/wl Dec. 25, 2020; Jan, 1, 2021 20-01700K



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020-CP-003522 IN RE: ESTATE OF MARGIT ANNE MILLS Deceased

SUBSEQUENT INSERTIONS

The administration of the estate of MARGIT ANNE MILLS, deceased, whose date of death was May 20, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 25, 2020.

Personal Representative Valerie Mills Michaels 32 Beaverbrook Road New Windsor, NY 12533 Attorney for Personal Representative Pamela Grace Martini, Esq. Florida Bar No. 100761 Law Office of Pamela G. Martini, PLLC 6068 S. Apopka Vineland Road, Suite 5 Orlando, FL 32819 Telephone: (407)-955-4955 Email: pam@pamelamartinilaw.com

Dec. 25, 2020; Jan. 1, 2021 20-01694K

served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF SECOND INSERTION NOTICE OF ACTION

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2020CA003165000000 ABS LOAN TRUST VI, Plaintiff. vs.

LEO KOWATCH A/K/A LEO D. KOWATCH, JR. AND TAMMI D. KNUEBEL A/K/A TAMMI D. KOWATCH. et. al. **Defendant**(s), TO: LEO KOWATCH A/K/A LEO D.

KOWATCH, JR., TAMMI D. KNUEB-EL A/K/A TAMMI D. KOWATCH, . whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 164, DEER BROOKE, AC-CORDING TO THE MAP OF PLAT THEREOF AS RECORD-ED IN PLAT BOOK 76, PAGE 6, 7, AND 8, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1-21-21/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme-diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of

this Court at County, Florida, this day of DEC 15 2020. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: Lori Armijo DEPUTY CLERK ROBERTSON, ANSCHUTZ,

& SCHNEID, PL 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 20-018992 - AgB Dec. 25, 2020; Jan, 1, 2021 20-01714K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2020-CA-000694 WILMINGTON SAVINGS FUND SOCIETY ESB AS OWNER TRUSTEE FOR THE PLAZA **REVOLVING TRUST**, Plaintiff vs THE UNKNOWN HEIRS,

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2020 CA-002984 COUNTRYSIDE AT TUSCAN RIDGE HOMEOWNERS

ASSOCIATION, INC., Plaintiff, v. ANTHONY JOHN THACKER,

SHARON THACKER, and JOHN DOE and JANE DOE,

as unknown tenants.

Defendants.

TO: Anthony Thacker 4 The Limes. Woodland Park Bedworth, Warwickshire CV120BG, U.K. Sharon Thacker 4 The Limes, Woodland Park

Bedworth, Warwickshire CV120BG, U.K.

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

Lot 63, TUSCAN RIDGE PHASE THREE, according to the Plat thereof as recorded in Plat Book 120, Pages 11 and 12, of the Public Records of Polk Coun-ty, Florida a/k/a 357 Moscato Dr., Davenport, FL 33897.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matt G. Firestone, Esq., the Plaintiff's attor-ney, whose address is SHUFFIELD, LOWMAN & WILSON, P.A., Gateway Center, 1000 Legion Place, Suite 1700, Orlando, Florida 32801, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 4th day of December, 2020. STACY M. BUTTERFIELD

CLERK OF COURTS (SEAL) By: Asuncion Nieves As Deputy Clerk Matt G. Firestone, Esq., the Plaintiff's attorney, SHUFFIELD, LOWMAN & WILSON, P.A., Gateway Center, 1000 Legion Place, Suite 1700, Orlando, Florida 32801 11016-0007 Dec. 25, 2020; Jan. 1, 2021 20-01715K

SECOND INSERTION

A 1994 PINES TRAILER MFG DOUBLEWIDE HOME BEARING MOBILE TITLE NUMBERS 66716417 AND 667416418 AND VIN NUM-BERS 47620433GA AND AND 47620433GB.

A/K/A 3819 ROLLING HILLS CT W., LAKE WALES FL 33898 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 20-CP-3447 IN RE: THE ESTATE OF JEANETTE ARLISA CLARK, Deceased.

The administration of the estate of JEA-NETTE ARLISA CLARK, deceased, whose date of death was October 6, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, 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

and select the appropriate County name from the menu option

egal@businessobserverfl.com

OR E-MAIL:

Business

are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

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

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

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

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

The date of first publication of this notice is: December 25, 2020. LAURA ALLEN

Personal Representative 1036 Timbers Drive Fort Meade, FL 33841 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Dec. 25, 2020; Jan. 1, 2021 20-01698K

LV18237_V4

DEVISEES, GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KATHRYN D. RABON A/K/A KATHERYNE RABON A/K/A KATHRYN DALE RABON. DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, KATHRYN D. RABON A/K/A KATHERYNE RABON A/K/A KATHRYN DALE RABON, DE-CEASED

Last Known Address: UNKNOWN Current Address: Unknown

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

LOT 71 OF THE UNRECORD-ED PLAT OF ROLLING HILLS, DESCRIBED AS : THE NORTH 132 FEET OF THE SOUTH 660 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS

within 30 days after the first publica tion of the Notice of action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme-diately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default date 1-18-21

WITNESS my hand and the seal of this court on this 10th day of December, 2020.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Lori Armijo Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 KP - 19-025994 Dec. 25, 2020; Jan, 1, 2021

20-01703K

BUSINESS OBSERVER

POLK COUNTY

SECOND INSERTION

SECOND INSERTION NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CC-000836 SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC..

Plaintiff, vs. LADONNA PATRICE SAMUEL; and UNKNOWN PARTIES IN POSSESSION,

Defendants.

20

Notice is given that pursuant to the Final Judgment of Foreclosure dated December 14, 2020, in Case No. 2020-CC-000836, of the County Court in and for Polk County, Florida, in which SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LADONNA PATRICE SAMUEL, and UNKNOWN PARTIES IN POS-SESSION are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash online at https://www.polk.realforeclose.com at 10:00 a.m., on February 12, 2021, the following described property set forth in the Order of Final Judgment:

Lot 74, SQUIRE'S GROVE, according to the plat as recorded in Plat Book 137, Pages 41 through 43, 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, 255 N. Broadway Avenue, Bartow Florida 33830, (863) 534-4686. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED: December 21st, 2020. By: /s/ Carlos R. Arias CARLOS R. ARIAS, ESQUIRE Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 140 North Westmonte Drive, Suite 203 Altamonte Springs, FL 32714 (407) 636-2549 Dec. 25, 2020; Jan. 1, 2021

20-01705K

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2019CC006957000000 SUNSHINE VILLAGE MHC, LLC d/b/a Sunshine Village, Plaintiff, vs. SHAWN GARRISON, JOHN DOE and KENSINGTON MORTGAGE

& FINANCE, Defendants.

TO: Kensington Mortgage & Finance c/o Registered Agent, Robert E. Killian and All Parties claiming interest by through, or under Kensington Kensington Mortgage & Finance 2500 21st Street, N.W. # 80 Winter Haven, Florida 33881

YOU ARE NOTIFIED that an action for money damages and possession as to the personal property described as:

1979 STOL mobile home bear-ing the vehicle identification numbers GD0CF0679526A and GD0CFL06795267B located at 1234 Reynolds Road, Lot No.

185, Lakeland, Florida 33801. has been filed against you in the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, and you are required to serve a copy of your written defenses, if any, to it on Brian C.

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CA-000215 TERRALARGO COMMUNITY

ASSOCIATION, INC., Plaintiff, vs. CHARLES E. KURTZ; BETTY KURTZ; and UNKNOWN PARTIES IN POSSESSION, Defendants.

TO: CHARLES E. KURTZ BETTY KURTZ

3987 Sunset Lake Drive

Lakeland, FL 33810

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:

Lot 182, Terralargo, according to the map or plat thereof, as recorded in Plat Book 139, Page(s) 7 through 10, inclusive, of the Public Records of Polk County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on CAR-LOS R. ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOS-INGER, PLLC, 140 N. WESTMONTE DR., SUITE 203, ALTAMONTE SPRINGS, FL 32714, within thirty (30) days after the first publication of this notice January 19, 2021 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint.

If you are a person with a 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on December 14, 2020.

STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By Asuncion Nieves As Deputy Clerk CARLOS R. ARIAS, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 140 N. WESTMONTE DR., SUITE 203. ALTAMONTE SPRINGS, FL 32714 Dec. 25, 2020; Jan, 1, 2021 20-01701K

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CA-002422 LAKESHORE CLUB OF POLK **COUNTY HOMEOWNERS** ASSOCIATION, INC., Plaintiff, vs. MARIA C. ROSA; and UNKNOWN PARTIES IN POSSESSION, Defendants. TO: MARIA C. ROSA

1501 Club Circle Lakeshore, FL 33854

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida

Lot 492, Lakeshore Club, according to the Plat thereof as recorded in Plat Book 111, page(s) 16 through 24, inclusive of the Public Records of Polk County, Florida

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on CAR-

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. 2019CA003153000000 U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. SANDRA Y. ROLON, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2020, and entered in 2019CA003153000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION is the Plaintiff and SANDRA Y. ROLON; and FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 13, 2021, the following described property as set forth in said

Final Judgment, to wit: LOT 20, BLOCK C, COMBEE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE(S) 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 2735 AL-DINE CIR, LAKELAND, FL 33801

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im-mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 16 day of December, 2020.

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\Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@rasflaw.com 19-359469 - MaS Dec. 25, 2020; Jan. 1, 2021 20-01708K

SECOND INSERTION NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2020CA003157000000 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs

JUDY RAMOS AND SAMUEL C. ECHEVARRIA. et. al.

Defendant(s), TO: JUDY RAMOS, UNKNOWN SPOUSE OF JUDY RAMOS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 147, WHISPERING

RIDGE PAHSE 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE(S) 1 THROUGH 10, INCLUSIVE, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before January 22, 2021/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in or-der 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, 255 N. Broadway Avenue, Bartow, Florida 33830. (863) 534-4686, at least 7 days before your scheduled court appearance, or mediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at County, Florida, this 16 day of December, 2020.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Asuncion Nieves DEPUTY CLERK

ROBERTSON, ANSCHUTZ, & SCHNEID, PL 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 19-412144 - AgB

SECOND INSERTION

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

2018CA-004839-0000-00 PLAT ISMAEL CRUZ JR A/K/A ISMAEL CRUZ; FLORIDA HOUSING FINANCE CORPORATION; LAKE ALFRED ESTATES HOMEOWNERS ASSOCIATION,

NOTICE OF ACTION Count IV IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO .: 20-CA-001580-000000 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. MCNEARY ET.AL., Defendant(s). To: GARY L. WEBB

And all parties claiming interest by, through, under or against Defendant(s) GARY L. WEBB and all parties having or claiming to

have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest 1.923% in unit 0404, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Intrests in the Unit, to occupy the Unit during Use Period Number 24, together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book

06046, Pages 0473-0535, Public

Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: AMBASSADOR

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 2505 Metrocentre Blvd., Suite 301, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DEC 07 2020

Default Date January 13, 2021

(SEAL) Asuncion Nieves Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA

Dec. 25, 2020; Jan. 1, 2021 20-01704K

RECORDED IN PLAT BOOK

115, PAGE(S) 17-18, OF THE

PUBLIC RECORDS OF POLK

Property Address: 7541 HUNT-ERS GREENE CIR, LAKE-

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 in accor-

COUNTY, FLORIDA.

LAND, FL 33810

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. 2019CA004074000000 GSMPS MORTGAGE LOAN TRUST 2004-4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

FERNANDO RUEDA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2020, and entered in 2019CA004074000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein GSMPS MORTGAGE LOAN TRUST 2004-4, U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE, SUCCES-SOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and FER-NANDO RUEDA; LORI J. RUEDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-RETARY OF HOUSING AND URBAN DEVELOPMENT; and HUNTERS GROVE HOMEOWNERS' ASSO-CIATION, 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 January 13, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 3 OF HUNTERS GREENE,

PHASE ONE, ACCORDING TO THE PLAT THEREOF AS

dance with Florida Statutes, Section 45.031. 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, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16 day of December, 2020. 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\Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@rasflaw.com 19-360830 Dec. 25, 2020; Jan. 1, 2021

20-01709K

SECOND INSERTION

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

COM, at 10:00 A.M., on January 26, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 91, BLOCK C, BEVERLY RISE PHASE ONE, ACCORD-ING TO THE MAP OR PLAT

Dec. 25, 2020; Jan, 1, 2021 20-01702K

COUNTY FLORIDA, TOGETH-ER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ROADWAYS AS DEPICTED AND SET FORTH ON SAID

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, within 30 days of 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.

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, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS Stacy M. Butterfield, as Clerk of the Circuit Court, and the seal of said Court, at the Courthouse at Polk County, Florida. Dated: DEC 15 2020 STACY BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: Lori Armijo

Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 3902 N. Marguerite Street, Tampa, Florida 33603 Dec. 25, 2020; Jan. 1, 8, 15, 2021 20-01691K

LOS R. ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOS-INGER, PLLC, 140 N. WESTMONTE DR., SUITE 203, ALTAMONTE SPRINGS, FL 32714, within thirty (30) days after the first publication of this notice 1-21-21 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint.

If you are a person with a 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, 255 N. Broadway Avenue, Bartow, Florida 33830.(863)534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on DEC 15 2020. STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By Lori Armijo As Deputy Clerk CARLOS R. ARIAS, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 140 N. WESTMONTE DR., SUITE 203. ALTAMONTE SPRINGS, FL 32714 Dec. 25, 2020; Jan. 1, 2021 20-01716K

INC: LGI HOMES - FLORIDA, LLC: CARMEN CRUZ A/K/A CARMEN E. CRUZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants

U.S. BANK NATIONAL

ASSOCIATION,

Plaintiff, vs.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of December, 2020, and entered in Case No. 2018CA-004839-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ISMAEL CRUZ JR A/K/A ISMAEL CRUZ; AQUA FI-NANCE, INC.; FLORIDA HOUSING FINANCE CORPORATION; LAKE ALFRED ESTATES HOMEOWNERS ASSOCIATION, INC; LGI HOMES - FLORIDA, LLC; CARMEN CRUZ A/K/A CARMEN E. CRUZ; and UN-KNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com at, 10:00 AM on the 8th day of January, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 57, LAKE ALFRED ES-TATES, ACCORDING TO THE

MAP OR PLAT THEREOF. AS

RECORDED IN PLAT BOOK

148, PAGE(S) 40 THROUGH

PUBLIC RECORDS OF POLK

42.

INCLUSIVE. OF THE

FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 21st day of December, 2020.

By: /s/ Pratik Patel, Esq. Pratik Patel, Esq. Bar Number: 98057 Submitted by: Choice Legal Group, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@clegalgroup.com 18-01183 Dec. 25, 2020; Jan. 1, 2021 20-01706K

532019CA001325000000 JPMORGAN CHASE BANK. NATIONAL ASSOCIATION. Plaintiff, vs. QUENTIN DAWSON A/K/A

QUENTIN M. DAWSON; MILDRENA C. DAWSON; UNITED STATES OF AMERICA, BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: BEVERLY **RISE PROPERTY OWNERS** ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 26, 2020 and entered in Case No. 532019CA001325000000. of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and QUENTIN DAWSON A/K/A QUENTIN M. DAWSON; MIL-DRENA C. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNIT-ED STATES OF AMERICA, BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT; BEVERLY RISE PROPERTY OWNERS' ASSOCIATION, INC.; are defendants. STACY M. BUTTER-FIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.

THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 28 & 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 before the Clerk reports the surplus as unclaimed.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 21st day of December, 2020. Eric Knopp, Esq. Bar. No.: 709921

Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 18-02916 JPC V6.20190626 Dec. 25, 2020; Jan, 1, 2021

20-01718K

POLK COUNTY

petition.

nal with the Clerk of this Court either

the relief demanded in the complaint or

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

said Court on the day of DEC 14 2020.

WITNESS my hand and the seal of

Stacy M. Butterfield CLERK OF THE COURT

By: /s/ Asuncion Nieves

Deputy Clerk

20-01717K

impaired, call 711.

Lisa Acharekar, Esq.

Martell & Ozim, P.A.

213 S. Dillard Street,

Winter Garden, FL 34787

Dec. 25, 2020; Jan, 1, 2021

Suite 210



SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020-CP-003353 **Division Probate** IN RE: ESTATE OF JARL RAYMOND SANDAHL Deceased.

The administration of the estate of Jarl Raymond Sandahl, deceased, whose date of death was August 11, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

notice is December 25, 2020.

Personal Representative:

Barbara Sandahl

2438 St. George Drive

Davenport, Florida 33837 Attorney for Personal Representative: Catherine E. Davey Attorney | Florida Bar Number: 991724 DAVEY LAW GROUP, P.A. P.O. Box 941251 Maitland, FL 32794-1251 Telephone: (407) 645-4833 Fax: (407) 645-4832 E-Mail: catherine@daveylg.com Secondary E-Mail: stephanie@daveylg.com Dec. 25, 2020; Jan. 1, 2021

20-01695K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2020CP-002430-0000-XX IN RE: THE ESTATE OF MICHAEL FRANK DESROCHERS, a/k/a MICHAEL F. DESROCHERS,

Deceased. The administration of the estate of MICHAEL FRANK DESROCHERS, a/k/a MICHAEL F. DESROCHERS, deceased, whose date of death was January 7, 2020, is pending in the Circuit Court for the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is Clerk of the Court, PO Box 9000, Drawer CC-4, Bartow, FL, 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020-CP-3373 IN RE: ESTATE OF SUSAN LYNN BUSILLO. Deceased.

The administration of the estate of SUSAN LYNN BUSILLO, deceased, whose date of death was January 9, 2019, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 25, 2020.

Personal Representative: DANIEL JOSEPH BUSILLO

863 Kettering Road Davenport, Florida 33897 Attorney for Personal Representative: NORBERTO S. KATZ, ESQUIRE Florida Bar No.: 399086 425 West Colonial Drive, Suite 104 Orlando, Florida 32804 Telephone: (407) 849-7072 Fax: (407) 849-7075 E-Mail: velizkatz@velizkatzlaw.com Secondary: rabreu@velizkatzlaw.com Dec. 25, 2020; Jan. 1, 2021 20-01699K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 20-CP-002497 **Division Probate** IN RE: THE ESTATE OF EVA EMMA DOOLEY Deceased.

The administration of the estate of Eva Emma Dooley, deceased, whose date of death was July 24, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker St., Lakeland, Florida 33801. 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

SECOND INSERTION

NOTICE OF ACTION from the first publication of this notice, IN THE CIRCUIT COURT OF THE on or before 1-19-2021 and file the origi-TENTH JUDICIAL CIRCUIT, IN before service on the Plaintiff's attorney AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CA-002311 or immediately thereafter; otherwise, a default will be entered against you for THOMAS LAKE HOMEOWNERS ASSOCIATION, INC., a Florida

not-for-profit corporation, Plaintiff, vs. MIGUEL E. TORRES-BRUNO, ET. AL.,

Defendants.

TO: MIGUEL E. TORRES-BRUNO AND MARTHA PATRICIA GAR-CIA

LAST KNOWN ADDRESS: 390 E. Lakeshore Drive, Clermont, FL 34711 YOU ARE NOTIFIED that an action to foreclose a lien on the following property in POLK COUNTY, Florida:

Lot 107, of GRANDE RESERVE, according to the Plat thereof as recorded in Plat Book 116, Pages

42 and 43, Public Records of Polk County, Florida. Property Address: 134 Wood-pecker Court, Davenport, FL

33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to Lisa Acharekar, Esquire, Martell & Ozim, P.A., counsel for the Plaintiff, whose address is 213 S. Dillard Street, Suite 210, Winter Garden, FL 34787, within thirty (30) days

AMENDED NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO: 2020-CA-002421

SECTION: 11

UNKNOWN SPOUSE OF DANIEL E. BELSON; DISCOVER

BANK; UNITED STATES OF

AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL

REVENUE SERVICE; TENANT #

BY, THROUGH, AND UNDER,

AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO

AN INTEREST AS SPOUSES,

ARE NOT KNOWN TO BE DEAD

HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

TO: DANIEL E. BELSON: UN-KNOWN SPOUSE OF DANIEL E.

BELSON TENANT # 1; TENANT #

2 AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH,

AND UNDER, AND AGAINST THE

HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER SAID

UNKNOWN PARTIES MAY CLAIM

AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

YOU ARE HEREBY NOTIFIED

that an action to foreclose on the fol-

lowing real property in Polk County,

Unit No. 11 in Tract "E" of CASA

LOMA, INC., a Condominium,

according to the plat thereof as

recorded in Condominium Plat

Book 1, Pages 1 through 6, and

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT. IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION:

CASE NO.:

2018CA-004756-0000-00

FREEDOM MORTGAGE

CORPORATION,

Plaintiff, vs.

OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM

1; TENANT # 2; and ANY AND ALL UNKNOWN PARTIES CLAIMING

CASA LOMA CLUB, INC.,

DANIEL E. BELSON;

Plaintiff, vs.

Defendants.

CLAIMANTS

Florida:

SECOND INSERTION

being further described in that certain Declaration of Condominium recorded in Official Records Book 1286, Page 348, of the Public Records of Polk County, Florida, together with its undivided interest or share in the common elements, and any amendments thereto. Property Address: 11 El Recodo, Lake-

land, FL 33813

Circuit Court of the Tenth Judicial Cir-cuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Avenue, Lakeland, Florida 33801, on or before January 19, 2021, 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.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

DATE: December 14, 2020

422 South Florida Avenue, Lakeland, Florida 33801 Dec. 25, 2020; Jan, 1, 2021

SECOND INSERTION

DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES J. COLEMAN; MARJO-RIE DUNBAR; MATTIE A. FIFE; MATTIE A. FIFE, AS PERSONAL REPRESENTATIVE IN THE ES-TATE OF WILLIAM C. TAYLOR; UNKNOWN HEIRS, BENEFICIA-DEVISEES, ASSIGNEES, RIES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIETTE PITTMAN; UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF MARJORIE L. JENKINS; UNKNOWN SPOUSE OF WILLIAM C. TAYLOR: and UNKNOWN TEN-ANT IN POSSESSION OF THE SUBJECT PROPERTY are defen-dants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. polk.realforeclose.com at, 10:00 AM on the 28th day of January 2021, the following described property as set forth in said Final Judgment, to wit: LOT 75, OAKMONT PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 148, PAGE(S) 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING AFTER THE SALE, YOU

NOTICE OF ACTION ·

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2020CA003422000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEON GAINES, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LEON GAINES, DECEASED, . whose residence is unknown and all parties having or claiming to have any right, title or interest in the prop-

erty described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property: LOT 14, BLOCK 1, SKYLINE ACRES AS RECORDED IN PLAT BOOK 40, PAGE 33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are

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

CIRCUIT CIVIL DIVISION CASE NO.: 2020CA003416 VANDERBILT MORTGAGE AND FINANCE, INC.

Plaintiff(s), vs.

HAZEL PIPPIN; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS CREDITORS LIENORS AND TRUSTEES OF TARANCE P PIPPIN, DECEASED; THE UNKNOWN TENANT IN POSSESSION OF 238 CESARA ESTATES LOOP, MULBERRY, FL 33860,

Defendant(s).

TO: THE UNKNOWN HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES OF TARANCE P PIPPIN, DECEASED Last known address: unknown

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to replevin certain real property described as follows:

1999, 60X28 Palm Harbor 112860A9, Mobile Home Serial Number(s): PH0612399AFL, PH0612399B-

FL. Property address: 238 Cesara Estates Loop, Mulberry, FL 33860 You are required to file a written re-

sponse with the Court and serve a copy of your written defenses, if any, to it on

MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

Dated this 21 day of December, 2020.

impaired, call 711.

By: /s/ Shane Fuller

Bar Number: 100230

Choice Legal Group, P.A.

Coral Springs, FL 33077

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

R. JUD. ADMIN 2.516

18-02456

eservice@clegalgroup.com

Dec. 25, 2020; Jan. 1, 2021

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

20-01707K

Shane Fuller, Esq.

Submitted by:

P.O. Box 771270

SECOND INSERTION

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1-25-2021/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. 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, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at County, Florida, this 17th day of December, 2020.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Lori Armijo DEPUTY CLERK

ROBERTSON, ANSCHUTZ, & SCHNEID, PL 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 20-059943 - C1E

Dec. 25, 2020; Jan, 1, 2021 20-01713K

SECOND INSERTION

Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first pub-lication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default - 1-21-21

DATED this the day of DEC 15, 2020. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Lori Armijo Deputy Clerk

Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.comVanderbilt Mortgage and Finance, Inc. vs. Hazel Pippin; Tarance P Pippin TDP File No. 20-028361-1 Dec. 25, 2020; Jan. 1, 2021 20-01710K



impaired, call 711.

STACY M. BUTTERFIELD Clerk of the Court (SEAL) By: Asuncion Nieves Deputy Clerk

Gregory A. Sanoba, Esq.,

20-01697K

KNOWN HEIRS, BENEFICIARIES,

has been filed against you in the

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

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

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

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

The date of first publication of this notice is December 25, 2020.

Personal Representative:

Christopher A. Desrochers, 2504 Ave. G NW, Winter Haven, FL 33880. Attorney for Personal Representative: /s/ Christopher A. Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Designated Email Address: cadlawfirm@hotmail.com Fla. Bar #0948977 Dec. 25, 2020; Jan. 1, 2021 20-01692K OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 25, 2020.

Personal Representative: Carol Pickard

509 East Beacon Road Lakeland, Florida 33803 Attorney for Personal Representative: /s/ Alina Gonzalez-Dockery Alina Gonzalez-Dockery Attorney for Petitioner Florida Bar Number: 94099 5237 Summerlin Commons Blvd., Suite 109 Fort Myers, Florida 33907 Telephone: (239) 789-2533 Fax: (239) 790-5088 E-Mail: alina@lifelawplanning.com Secondary E-Mail: service@lawsprt.com Dec. 25, 2020; Jan. 1, 2021 20-01693K

UNKNOWN HEIRS BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM C. TAYLOR; OAKMONT RESORT OWNERS ASSOCIATION. INC; CHARLES J. COLEMAN; MATTIE A. FIFE; MATTIE A. FIFE, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF WILLIAM C. TAYLOR; JULIETTE PITTMAN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of December, 2020, and entered in Case No. 2018CA-004756-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM TAYLOR; OAKMONT RESORT OWNERS ASSOCIATION, INC; UN- manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

> PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

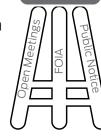


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Why Public Notice Should **Remain in Newspapers**

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency





This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet

> Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see



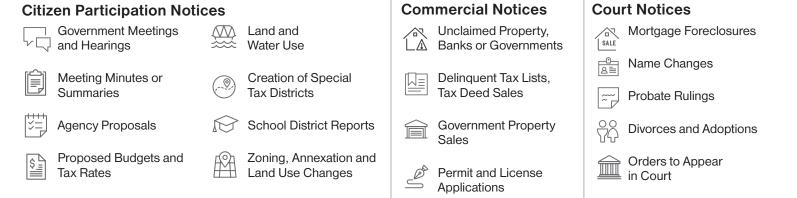


Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states



Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



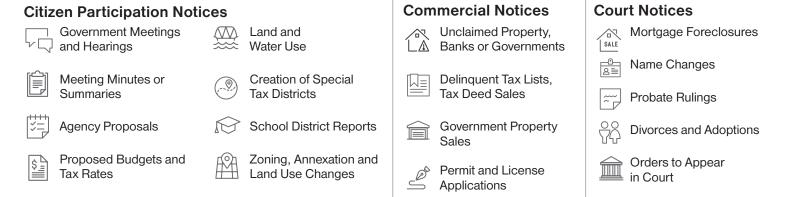
Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Grade	F
\equiv	-

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Stay Informed, It's Your Right to Know.

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ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Commercial Notices

Court Notices



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