

## POLK COUNTY LEGAL NOTICES

### 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 Vanguard Minds located at 1000 Orista Dr in the City of Davenport, Polk County, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2021.

Jimmie Roberts III  
February 26, 2021 21-00258K

### FIRST INSERTION

Notice is hereby given that MOLSON COORS BEVERAGE COMPANY USA LLC, OWNER, desiring to engage in business under the fictitious name of MOLSON COORS BEVERAGE CO. located at 250 SOUTH WACKER DRIVE, CHICAGO, ILLINOIS 60606 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00271K

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

The following personal property of ROBIN MASON and UNKNOWN/ UNAUTHORIZED OCCUPANT(S) will, on March 12, 2021 at 10:00 a.m., at 1994 Scenic View Loop, Lot #138, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

All personal property located within the 1992 INNS TRAVEL TRAILER located at the premises address above.

PREPARED BY:

Jody B. Gabel  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail,  
Suite 500

Sarasota, Florida 34236  
Feb. 26; Mar. 5, 2021 21-00275K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21CP0335  
Division Probate  
IN RE: ESTATE OF  
SHIRLEY J. BOLINE  
Deceased.

The administration of the estate of Shirley J. Boline, deceased, whose date of death was November 23, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Room CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 26, 2021.

#### Personal Representative:

**Abigail Boline**  
4417 30th Avenue  
Minneapolis, Minnesota 55406

Attorney for Personal Representative:

Raymond A. Harris, Attorney  
Florida Bar Number: 115128

BUHL LITTLE  
LYNWOOD & HARRIS PLC

271 Woodland Pass  
Suite 115

East Lansing, MI 48823  
Telephone: (517) 853-6900

Fax: (517) 853-6902  
E-Mail: rharris@bllhlaw.com

Secondary E-Mail:  
jalberta@bllhlaw.com

Feb. 26; Mar. 5, 2021 21-00267K

### FIRST INSERTION

Notice is hereby given that RUTH VIRIDIANA GOMEZ-OROZCO, OWNER, desiring to engage in business under the fictitious name of FASHION BOOTS RUTH located at 1108 E HINSON AVE, HAINES CITY, FLORIDA 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00259K

### FIRST INSERTION

Notice is hereby given that BRIAN GEORGE, WESLEY J WELLS, OWNERS, desiring to engage in business under the fictitious name of HIGH MILEAGE MECHANIC SERVICES located at 8 LAMPLIGHT LN, WINTER HAVEN, FLORIDA 33884 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00261K

### FIRST INSERTION

#### Notice of Self Storage Sale

Please take notice A+ Storage - Winter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 3/15/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Timothy S. Dimsdale unit #2240. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Feb. 26; Mar. 5, 2021 21-00255K

### 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 BELAWN OREALL BRIGHT BUILDERS AND RESTORATION : Located at 1848 SUPERIOR CT : Polk County in the City of KISSIMMEE : Florida, 34759-5345 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at KISSIMMEE Florida, this February day of 23, 2021  
BRIGHT BELAWN OREALL  
February 26, 2021 21-00279K

### FIRST INSERTION

Notice is hereby given that RICHARD MICHAEL BADEAU, OWNER, desiring to engage in business under the fictitious name of RMB EXPRESS located at 404 ANISE PLACE, KISSIMMEE, FLORIDA 34759 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00270K

### FIRST INSERTION

RAINBOW TITILE & 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 March 18, 2021 at 10 A.M.

\*AUCTION WILL OCCUR WHERE  
EACH VEHICLE IS LOCATED\*

2013 NISSAN,  
VIN# 1N4AA5AP5DC829988

1997 CHEVROLET,  
VIN# 1GNCS13WXXV2132750

2002 TOYOTA,  
VIN# 5TBRT34142S314424

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  
Some of the vehicles may have been released prior to auction.

February 26, 2021 21-00276K

### FIRST INSERTION

Notice is hereby given that TOMMY WALLACE, OWNER, desiring to engage in business under the fictitious name of D SHOP located at 1616 S COMBEE ROAD, LAKELAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00282K

### FIRST INSERTION

Notice is hereby given that JOSE ABRAHAM CHARNECO, OWNER, desiring to engage in business under the fictitious name of CHARNECO'S BBQ GRILL located at 3323 PATTERSON HEIGHTS DR, HAINES CITY, FLORIDA 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00260K

### FIRST INSERTION

Notice is hereby given that BAYLEA NICOLE DERY, OWNER, desiring to engage in business under the fictitious name of SILK AND BOVINE located at 2081 LAGUNA DRIVE, PO BOX 7711, INDIAN LAKE ESTATES, FLORIDA 33855 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 26, 2021 21-00262K

### 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 Knowledge Respect Culture : Located at 1234 Triangle Dr Apt 4 : Polk County in the City of Lake Wales : Florida, 33853-4327 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales Florida, this February day of 23, 2021  
Walsh Rondell D

February 26, 2021 21-00280K

### 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 Get Rite Mobile Small Engine Repair : Located at P.o. box 959 : Polk County in the City of Kathleen : Florida, 33849 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kathleen Florida, this February day of 23, 2021  
Carter Tyrone James

February 26, 2021 21-00281K

### FIRST INSERTION

NOTICE OF RULE  
DEVELOPMENT BY THE  
LEOMAS LANDING COMMUNITY  
DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Leomas Landing Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 250 International Parkway, Suite 280, Lake Mary, Florida 32746, via email at pthibault@dpgfmc.com, or by calling (321) 263-0132, extension 738.

Leomas Landing Community Development District  
Patricia C. Thibault, District Manager  
February 26, 2021 21-00274K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 21CP-0492  
IN RE: ESTATE OF  
STEPHEN DOUGLAS  
UNDERDOWN,  
a/k/a STEPHAN D. UNDERDOWN,  
Deceased,  
SSN: XXX-XX-0945

The administration of the estate of STEPHEN DOUGLAS UNDERDOWN, a/k/a STEPHAN D. UNDERDOWN, deceased, whose date of death was January 1, 2021, and whose Social Security Number is XXX-XX-0945, 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 33831-9000. The name and address 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 is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

### FIRST INSERTION

Lakeside Preserve Community  
Development District  
Notice of Board of  
Supervisors' Meeting

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, March 11, 2021 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing

communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <https://lakesidepreservedd.com/>.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager located at 12051 Corporate Blvd., Orlando 32817, (407) 723-5900, during normal business hours. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accom-

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2019CP0022440000XX  
IN RE: ESTATE OF  
HELEN JACKSON,  
Deceased.

The administration of the estate of HELEN JACKSON, deceased, whose date of death was April 14, 2018, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

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

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

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

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21CP-0420  
Division: Probate  
IN RE: ESTATE OF  
DAVID P. WILLIAMS  
Deceased.

The administration of the Estate of David P. Williams, deceased, whose date of death was January 21, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

### FIRST INSERTION

NOTICE TO CREDITORS  
IN AND FOR THE TENTH CIRCUIT  
COURT FOR POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2020CP032860000XX  
IN RE: ESTATE OF  
TIMOTHY OWEN WILSON  
Deceased.

The administration of the estate of Timothy Owen Wilson, deceased, whose date of death was November 10, 2020, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME

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

The date of the first publication of this notice is the 26th day of February, 2021.

Signed on this 23rd day of February, 2021.

#### Personal Representative:

**Michael A. Johnson**  
223 N. Florida Ave.  
Lakeland, FL 33802

Attorney for Personal Representative:

Michael A. Johnson  
Florida Bar #: 0474258

P.O. Box 1397  
Lakeland, FL 33802-1397

Telephone: (863) 688-0741  
Fax#: (863) 688-0472

Primary email:  
majlaw@tampabay.rr.com

Feb. 26; Mar. 5, 2021 21-00268K

modations at these meetings because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt  
District Manager  
February 26, 2021 21-00278K

### FIRST INSERTION

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 February 26, 2021.

#### Personal Representative:

**RODOLFO SUAREZ, JR., ESQ.**  
2950 SW 27 Avenue, Suite 100  
Miami, Florida 33133

Attorney for Personal Representative:  
RODOLFO SUAREZ, JR., ESQ.

Attorney  
Florida Bar Number: 013201

2950 SW 27 Avenue,  
Ste. 100

Miami, FL 33133  
Telephone: (305) 448-4244

E-Mail: rudy@suarezlawyers.com

Feb. 26; Mar. 5, 2021 21-00269K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21CP-0420  
Division: Probate  
IN RE: ESTATE OF  
DAVID P. WILLIAMS  
Deceased.

The administration of the Estate of David P. Williams, deceased, whose date of death was January 21, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

### FIRST INSERTION

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 February 26, 2021.

#### Personal Representative:

**Jeffrey T. Williams**  
5969 High Glen Drive  
Lakeland, Florida 33813

Attorney for Personal Representative:

Mark E. Clements  
Attorney for Petitioner

Florida Bar No. 276774  
310 East Main Street

Lakeland, Florida 33801  
Telephone: (863) 687-2287

Email: mclements@mclements.com

Secondary Email:  
abaustert@mclements.com

Feb. 26; Mar. 5, 2021 21-00265K

### FIRST INSERTION

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 February 26, 2021.

## FIRST INSERTION

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

Case No. 53-2018-CA-004172

Wells Fargo Bank, N.A., Plaintiff, vs.

Robert G. Jackson a/k/a Robert Jackson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 53-2018-CA-004172 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Robert G. Jackson a/k/a Robert Jackson; Kim L. Jackson a/k/a Kim Jackson; John Clemons are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 23rd day of March, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 57, BLOCK 1, BEAR BAY HILL ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, IN PLAT BOOK 75, AT PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A 2005, TOWNHOMES MOBILE HOME

VIN: FLTHLCT28011006A AND FLTHLCT28011006B TITLE: 94999638 AND 94999591

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 23rd day of February, 2021.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

2001 NW 64th St,

Suite 130

Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4788

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By /s/ J Bennett Kitterman, Esq.

J Bennett Kitterman, Esq.

Florida Bar No. 98636

Case No. 53-2018-CA-004172

File # 18-F02817

Feb. 26; Mar. 5, 2021 21-00272K

## FIRST INSERTION

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

CASE NO. 2020CA000881000000

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

ROSEMARIE HERNANDEZ, et al.

Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROSEMARIE HERNANDEZ A/K/A ROSE MARIE HERNANDEZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 4, MAPLE HILL PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 255 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 18, 2021, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer 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.

WITNESS my hand and seal of this Court this 9 day of Feb., 2021.

Stacy M. Butterfield

Clerk of the Court

(SEAL) By Asuncion Nieves

As Deputy Clerk

Submitted by:

MCCALLA RAYMER

LEIBERT PIERCE, LLC

225 E. Robinson St. Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Email: MRService@mccalla.com

6713798

19-00227-1

Feb. 26; Mar. 5, 2021 21-00264K

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-003705

NATIONSTAR MORTGAGE LLC

D/B/A CHAMPION MORTGAGE

COMPANY,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER,

OR AGAINST, CHARLENE

HEFFINGTON, DECEASED, et al,

Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHARLENE HEFFING-

TON, DECEASED

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:

TRACT "A": THE NORTH 100 FEET OF THE SOUTH 264 FEET OF THE NORTH 692 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, LESS THE WEST 1/2 OF THE WEST 3/4 THEREOF AND LESS THE WEST 30 FEET OF THE REMAINDER FOR PUBLIC ROAD, LYING IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH A 1990 FLEETWOOD MOBILE HOME IDENTIFICATION NUMBERS: FLFLK33A13245BA AND FLFLK33B13245BA; RP

TO: James Bester: LAST KNOWN ADDRESS: 2873 Barton Place, Bartow, FL 33830 and Unknown Spouse of James Bester: LAST KNOWN ADDRESS: 2873 Barton Place, Bartow, FL 33830 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

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## FIRST INSERTION

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-003705

NATIONSTAR MORTGAGE LLC

D/B/A CHAMPION MORTGAGE

COMPANY,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER,

OR AGAINST, CHARLENE

HEFFINGTON, DECEASED, et al,

Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHARLENE HEFFING-

TON, DECEASED

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:

TRACT "A": THE NORTH 100 FEET OF THE SOUTH 264 FEET OF THE NORTH 692 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, LESS THE WEST 1/2 OF THE WEST 3/4 THEREOF AND LESS THE WEST 30 FEET OF THE REMAINDER FOR PUBLIC ROAD, LYING IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH A 1990 FLEETWOOD MOBILE HOME IDENTIFICATION NUMBERS: FLFLK33A13245BA AND FLFLK33B13245BA; RP

TO: James Bester: LAST KNOWN ADDRESS: 2873 Barton Place, Bartow, FL 33830 and Unknown Spouse of James Bester: LAST KNOWN ADDRESS: 2873 Barton Place, Bartow, FL 33830 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

WEST 1/2 OF EAST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND BEGINNING AT THE SOUTHWEST CORNER OF EAST 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION  
**CASE NO.: 2018CA001868000000 MTGLQ INVESTORS, L.P.**

**Plaintiff(s), vs. CARLOS L. ROSELLO, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 1, 2020 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of March, 2021 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 22, Solivita Phase 7a, according to the plat thereof, as recorded in plat book 134, at pages 20-31, of the public records of Polk County, Florida. Property address: 220 Indian Wells Avenue, Kissimmee, FL 34759

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. Pursuant to the Fla. R. Jud. Admin.

2,516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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.

Respectfully submitted,  
 /s/ Steven Hurley  
**PADGETT LAW GROUP**  
 STEVEN G. HURLEY, ESQ.  
 Florida Bar # 99802  
 6267 Old Water Oak Road, Suite 203  
 Tallahassee, FL 32312  
 (850) 422-2520 (telephone)  
 (850) 422-2567 (facsimile)  
 attorney@padgettlawgroup.com  
 Attorney for Plaintiff  
 MTGLQ Investors, L.P. vs.  
 Carlos L. Rosello  
 TDP File No. 17-003294-1  
 February 19, 26, 2021 21-00229K

SECOND INSERTION

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

**Case No.: 20-CA-003624 MADISON ALAMOSA HECM, LLC, Plaintiff, -vs-**

**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA A. BLAGOFF, DECEASED; MARGARET COLSON AND UNKNOWN SPOUSE OF MARGARET COLSON, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the said MARGARET COLSON AND UNKNOWN SPOUSE OF MARGARET COLSON; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1; UNKNOWN TENANT 2, Defendants.**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA A. BLAGOFF, DECEASED

Whose Residences are: Unknown  
 Whose last Known Mailing Addresses are: Unknown

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

THE REAL PROPERTY IN POLK COUNTY, FLORIDA, TO-WIT:  
 LOT 2, BLOCK E, SOUTH FLORIDA HEIGHTS, AC-

CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 23-28-36-139000-005020; SOURCE OF TITLE IS BOOK 3052, PAGE 1314 (RECORDED 01/06/92) 318 CAREY PL, LAKELAND, FL 33803

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 500 E. Kennedy Blvd., Suite 200, Tampa, Florida 33602, within thirty (30) days of the date of 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.

Default Date: March 18, 2021  
 DATED this 9 day of Feb., 2021.

STACY BUTTERFIELD  
 CLERK OF CIRCUIT COURT  
 (SEAL) By: Asuncion Nieves  
 Deputy Clerk

Jeffrey C. Hakanson, Esq.  
 McIntyre/Thanasides  
 500 E. Kennedy Blvd., Suite 200  
 Tampa, Florida 33602  
 813-223-0000  
 February 19, 26, 2021 21-00247K

SECOND INSERTION

NOTICE OF PUBLIC SALE  
 Notice is hereby given that on 3/5/2021 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 2000 SKYL mobile home bearing the vehicle identification numbers 8U620320MA and 8U620320MB and all personal items located inside the mobile home. Last Tenant: John Robert Cruz. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.  
 February 19, 26, 2021 21-00254K

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

**CALL 941-906-9386** and select the appropriate County name from the menu option

**OR E-MAIL: legal@businessobserverfl.com**

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 2019-CP-1121**  
**IN RE: ESTATE OF XAVIER W TORO Deceased.**

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO (2) YEARS AFTER THE DECEDENT'S DATE OF DEATH.

The address of the court where this probate is pending is: 255 N. Broadway Ave Bartow, FL 33831.

The date of death of the decedent is: November 26, 2018

The date of first publication of this notice is: February 19, 2021  
 /s/ Juan Carlos Montes de Oca  
 Juan Carlos Montes de Oca, Esq.  
 Florida Bar No. 56406  
 8 S. Orlando Avenue  
 Kissimmee, FL 34741  
 Tel. (407) 870-5678  
 Fax (407) 870-2309  
 E-Mail: juanmontes@mdolawgroup.com  
 Secondary-E-mail: jazzalyn@mdolawgroup.com  
 February 19, 26, 2021 21-00233K

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 2021CP-000486**  
**IN RE: ESTATE OF RAY GARCIA, Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE ARE NOTIFIED THAT:

The administration of the estate of RAY GARCIA, deceased, File Number: 2021CP-000486, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was December 14, 2020; that the total value of the estate is unknown; and, that the names and address of the Petitioner and the Petitioner's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against the estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS FOREVER BARRED.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is: February 19, 2021.

**Personal Representative: DANIEL MARTINEZ**  
 Attorney for Personal Representative:  
 DAVID WILSON IV, ESQUIRE  
 FL Bar No. 0103204  
 THE WILSON ADVOCACY GROUP, P.A.  
 P.O. Box 3142  
 Winter Haven, FL 33885  
 Phone: (863) 401-8155  
 Fax: (863) 401-9924  
 Primary: info@wilsonadvocacygroup.com  
 Attorney for Petitioner  
 February 19, 26, 2021 21-00249K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**PROBATE FILE NO. 20CP-3678**  
**IN RE: Estate of DONNA JEAN CERMAK, Deceased.**

The administration of the estate of Donna Jean Cermak, deceased, whose date of death was November 19, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 19, 2021.

**Personal Representative: /s/ Steven C. Cermak Steven C. Cermak**  
 2873 Parkway Ct.  
 Galesburg, Illinois 61401  
 Attorney for Personal Representative:  
 /s/ Amy L Phillips  
 AMY L. PHILLIPS  
 Florida Bar No. 91682  
 P.O. Box 4397  
 Winter Haven, FL 33885  
 (863) 268-8292  
 amy@amyphillipspllc.com  
 February 19, 26, 2021 21-00234K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**Case Number: 21CP-0438**  
**IN RE: ESTATE OF John Henry Bittner deceased.**

The administration of the estate of John Henry Bittner, deceased, Case Number 21CP-0438, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF 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 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 Feb 19, 2021.

**Ethel P. Somers Personal Representative**  
 Address: 1680 Walking Horse Drive, Lakeland, FL 33810  
 MICHAEL H. WILLISON, P.A.  
 Michael H. Willison, Esquire  
 114 S. Lake Avenue  
 Lakeland, Florida 33801  
 (863) 687-0567  
 Florida Bar No. 382787  
 mwillison@mwillison.com  
 Attorney for Personal Representative  
 February 19, 26, 2021 20-00250K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 21CP-0194**  
**Division 14**  
**IN RE: ESTATE OF CHARLES FRANCIS MCNALLY Deceased.**

The administration of the estate of Charles Frances McNally, deceased, whose date of death was November 25, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 19, 2021.

**Personal Representative: Karen M. Kovach**  
 2608 Coventry Avenue  
 Lakeland, Florida 33803  
 Attorney for Personal Representative:  
 L. Caleb Wilson, Attorney  
 Florida Bar Number: 73626  
 Craig A. Mundy, P.A.  
 4927 Southfork Drive  
 Lakeland, Florida 33813  
 Telephone: (863) 647-3778  
 Fax: (863) 647-4580  
 E-Mail: caleb@mundylaw.com  
 February 19, 26, 2021 21-00236K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. : 21-CP-190**  
**IN RE: ESTATE OF ALVAH R. WOODALL, JR Deceased.**

The administration of the estate of Alvah R Woodall, Jr, deceased, whose date of death was August 5, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 19, 2021.

**Personal Representative: Susan Keys**  
 600 Magnolia St  
 Neptune Beach, Florida 32250  
 Attorney for Personal Representative:  
 L Michael Maddox  
 Email Address:  
 LMMaddox@2119Lawyers.com  
 Florida Bar No. 0905800  
 Law Offices of L. Michael Maddox, PA  
 2119 Riverside Ave  
 Jacksonville, FL 32204  
 February 19, 26, 2021 21-00237K

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 532019CA004624000000**

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3, Plaintiff, vs.**

**JULIA F. HUDSON A/K/A JULIA FUENTES HUDSON A/K/A JULIA HUDSON; RICHARD P. HUDSON A/K/A RICHARD PERRY HUDSON A/K/A RICHARD HUDSON; TD BANK, N.A., SUCCESSOR IN INTEREST TO RIVERSIDE NATIONAL BANK; CITY OF MULBERRY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 15, 2020 and an Order Resetting Sale dated February 1, 2021 and entered in Case No. 532019CA004624000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3 is Plaintiff and JULIA F. HUDSON A/K/A JULIA FUENTES HUDSON A/K/A JULIA HUDSON; RICHARD P. HUDSON A/K/A RICHARD PERRY HUDSON A/K/A RICHARD HUDSON; TD BANK, N.A., SUCCESSOR IN INTEREST TO RIVERSIDE NATIONAL BANK; CITY OF MULBERRY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on March 18, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4 AND 5, IN BLOCK 1, OF FAYNE AND DEVANES ADDITION TO THE TOWN OF MULBERRY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 21. 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 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 February 15 2021.  
 By: /s/ Fazia Corsbie  
 Fazia Corsbie  
 Florida Bar No.: 978728  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700  
 Diaz Anselmo Lindberg, P.A.  
 Attorneys for Plaintiff  
 499 NW 70th Ave., Suite 309  
 Fort Lauderdale, FL 33317  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail: answers@dallegal.com  
 1162-174220 / BJB  
 February 19, 26, 2021 21-00245K

February 19, 26, 2021 21-00245K

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 legal@businessobserverfl.com

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 sarasotaclerk.com

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## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 20CP-3085  
Division Probate  
IN RE: ESTATE OF  
TERRY L. ENGLISH  
Deceased.

The administration of the estate of Terry L. English, deceased, whose date of death was July 28, 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 19, 2021.

**Personal Representative:**  
/s/ **Maureen T. English**  
**Maureen T. English**  
919 Avenue S SE

Winter Haven, Florida 33880  
Attorney for Personal Representative:  
/s/ Rebecca L. Nichols  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Rebecca L. Nichols, Esq.  
Florida Bar Number: 72264  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail: rebecca@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
February 19, 26, 2021 21-00235K

## SECOND INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No.: 2020-DR-8169

**Division: Domestic Relations**  
**IN RE THE MARRIAGE OF:**  
**JORGE RIVERA REYES,**  
**Petitioner/Husband, and**  
**JACQUELINE TORRES COLON,**  
**Respondent/Wife**  
To: JACQUELINE TORRES COLON  
Unknown Address

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Juan Carlos Montes de Oca, Esq. attorney for Jorge Rivera Reyes, whose address is 8 South Orlando Ave Kissimmee, FL 34741, on or before 03/30/2021, and file the original with the clerk of this court at 255 N Broadway Ave, Bartow, FL 33830, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 01/26/2021.  
STACY M. BUTTERFIELD  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Shari Reed  
{Deputy Clerk}  
Feb. 19, 26; Mar. 5, 12, 2021

21-00246K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA.  
CASE No. 2016CA002962000000  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS  
OF CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2007-3,  
Plaintiff, vs.  
JUAN CARLOS GARAY, et. al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2016CA002962000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3, Plaintiff, and, JUAN CARLOS GARAY, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 6th day of April, 2021, the following described property:

LOT 9, OF BERMUDA  
POINTE, ACCORDING TO  
THE MAP OR PLAT THEREOF  
RECORDED IN PLAT BOOK  
97, PAGE 6, 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 this 16th day of February, 2021.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH,  
SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1: Jason.silver@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/ Jason Silver, Esq.  
Jason Silver, Esq.  
Florida Bar No. 92547  
32875.1381 /JSchwartz  
February 19, 26, 2021 21-00251K

## SECOND INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-93  
IN RE: ESTATE OF  
ROBBIE NELL PERRY,  
Deceased.

TO: 4 UNKNOWN ADULT  
GRANDCHILDREN  
UNKNOWN

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before March 2, 2021, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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.

Signed on this 26th day of January, 2021.

As Clerk of the Court  
(SEAL) By: Karen Lindstrom  
As Deputy Clerk

Feb. 19, 26; Mar. 5, 12, 2021

21-00232K

## SECOND INSERTION

AMENDED NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE No.: 2020CA000548000000  
WELLS FARGO BANK, N.A.,  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVEISEES,  
SURVIVING SPOUSE, GRANTEEES,  
ASSIGNEE, LIENORS,  
CREDITORS, TRUSTEES, AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY THROUGH  
UNDER OR AGAINST THE  
ESTATE OF DANIEL H. NOYES,  
DECEASED; et al.,  
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Daniel H. Noyes, Deceased  
Last Known Residence: Unknown

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

LOT 24, COUNTRY TRAILS  
PHASE FOUR UNIT TWO,  
ACCORDING TO THE MAP  
OR PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 90,  
PAGES 22-24 OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA. TOGETHER WITH  
A 1999 PALM MOBILE HOME  
VIN #: PH232889A AND VIN

#: PH232889B

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before March 8, 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 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 on January 29, 2021.  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By: Asuncion Nieves  
As Deputy Clerk

ALDRIDGE | PITE, LLP,  
Plaintiff's attorney,  
1615 South Congress Avenue,  
Suite 200,  
Delray Beach, FL 33445  
1113-14122B  
February 19, 26, 2021 21-00231K

## SECOND INSERTION

NOTICE OF ACTION -  
MORTGAGE FORECLOSURE  
IN THE CIRCUIT COURT FOR THE  
TENTH CIRCUIT IN AND FOR  
POLK COUNTY, FLORIDA  
CIVIL DIVISION

Case No.: 2020-CA-003625  
MADISON ALAMOSA HECM, LLC,  
Plaintiff, vs-  
THE LUCILLE OTTENHAUSEN  
TRUST, TRUST DATED 4/10/96;  
UNKNOWN SUCCESSOR  
TRUSTEE OF THE LUCEILLE  
OTTENHAUSEN TRUST, TRUST  
DATED 4/10/96; UNKNOWN  
BENEFICIARIES OF THE  
LUCILLE OTTENHAUSEN  
TRUST, TRUST DATED 4/10/96;  
THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT;  
UNKNOWN TENANT 1;  
UNKNOWN TENANT 2,  
Defendants.

TO: UNKNOWN SUCCESSOR  
TRUSTEE OF THE LUCEILLE OT-  
TENHAUSEN TRUST, TRUST DAT-  
ED 4/10/96  
And  
UNKNOWN BENEFICIARIES OF  
THE LUCILLE OTTENHAUSEN  
TRUST, TRUST DATED 4/10/96  
Whose Residences are: Unknown  
Whose Last Known Mailing Addresses  
are: Unknown

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

LOT 2, BLOCK F OF ROYAL  
OAK MANOR, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
43, PAGE(S) 12, OF THE PUB-  
LIC RECORDS OF POLK

COUNTY, FLORIDA.

1718 Moose Dr., Lakeland, FL 33801

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 500 E. Kennedy Blvd., Suite 200, Tampa, Florida 33602, within thirty (30) days of the date of 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.

Default Date: March 18, 2021  
DATED this 9 day of Feb., 2021.

STACY BUTTERFIELD  
CLERK OF CIRCUIT COURT  
(SEAL) By: Asuncion Nieves  
Deputy Clerk

Jeffrey C. Hakanson, Esq.  
McIntyre/Thanasides  
500 E. Kennedy Blvd., Suite 200  
Tampa, Florida 33602)  
813-223-0000  
February 19, 26, 2021 21-00248K

## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 2018-CA-002161  
DIVISION: 15

Wells Fargo Bank, National  
Association  
Plaintiff, vs.-  
Sheryl L. Rogers a/k/a Sheryl  
Rogers; Unknown Spouse of Sheryl  
L. Rogers a/k/a Sheryl Rogers;  
Polk County, Florida; United States  
of America, Acting Through the  
Secretary of Housing and Urban  
Development; Florida State  
University Credit Union; Winchester  
Estates Homeowners Association  
of Polk County, Inc.; Unknown  
Parties in Possession #1, If living,  
and all Unknown Parties claiming  
by, through, under and against  
the above named Defendant(s)  
who are not known to be dead  
or alive, whether said Unknown  
Parties may claim an interest as  
Spouse, Heirs, Devises, Grantees,  
or Other Claimants; Unknown  
Parties in Possession #2, If living,  
and all Unknown Parties claiming  
by, through, under and against the  
above named Defendant(s) who  
are not known to be dead or alive,  
whether said Unknown Parties  
may claim an interest as Spouse,  
Heirs, Devises, Grantees, or Other  
Claimants  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-002161 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Sheryl L. Rogers a/k/a

Sheryl Rogers are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on March 9, 2021, the following described property as set forth in said Final Judgment, to-wit:

LOT 46, WINCHESTER  
ESTATES, AS PER PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 143, PAGE 16, 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 NO LATER  
THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS 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.

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
18-312331 FC01 WNI  
February 19, 26, 2021 21-00226K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 2018CA004759000000  
PINGORA LOAN SERVICING, LLC,  
Plaintiff, vs.  
MARVIS GERALD HOWERTON  
JR; ET AK  
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 26, 2021 in Civil Case No. 2018CA004759000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PINGORA LOAN SERVICING, LLC is the Plaintiff, and MARVIS GERALD HOWERTON JR; KAREN ANNE HOWERTON; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC. F/K/A LA CRESTA AT RIDGE; RIDGEWOOD LAKES MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on March 12, 2021 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK 23, DEL  
WEBB ORLANDO PHASE 2B,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 156, PAGE(S)  
15 THROUGH 18, 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 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 11 day of February, 2021.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
1615 South Congress Avenue, Suite 200  
Delray Beach, FL 33445  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Zachary Y. Ullman Esq  
FBN: 106751  
Digitally signed by Zachary Ullman  
Date: 2021-02-11 15:15:38  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1271-1577B  
February 19, 26, 2021 21-00230K

## SECOND INSERTION

AMENDED NOTICE OF  
FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE #: 2020CA-002118-0000-00  
ROSE ACCEPTANCE, INC.,  
Plaintiff vs.  
ALVARO LADINO ROJAS; ET. AL.;  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 29th day of January, 2021 and entered in Case No. 532020CA002118000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, where, ROSE ACCEPTANCE, INC., is the Plaintiff, and ALVARO LADINO ROJAS; JOE G. TEDDER, POLK COUNTY TAX COLLECTOR; PROVIDENCE COMMUNITY ASSOCIATION, INC.; APPLIED BUILDING DEVELOPMENT OF ORLANDO - PROVIDENCE MARKETING COMPANY, INC.; APPLIED BUILDING DEVELOPMENT COMPANY OF ORLANDO - PROVIDENCE MARKETING COMPANY, INC.; APPLIED BUILDING DEVELOPMENT COMPANY - OAKHILLS, INC.; LAKESIDE VILLAS AT PROVIDENCE VILLAGE ASSOCIATION, INC., are Defendants. STACY M. BUTTERFIELD, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 AM, on the 15th day of March, 2021, the following described property as set forth in said final judgment, to wit:

LOT 21, ROSEMONT WOODS,  
ACCORDING TO MAP OR  
PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 155, PAGE(S)  
20, OF THE PUBLIC RECORDS  
OF POLK COUNTY, FLORIDA.  
PARCEL ID NUMBER: 28-26-19-  
932937-000210  
COMMONLY KNOWN AS: 2585  
ROSEMONT CIRCLE, DAVEN-  
PORT, FL  
33837

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 10th, of February, 2021.  
/s/ Jason M. Tarokh  
JASON M. TAROKH  
FLORIDA BAR # 57611  
Submitted by:  
TAROKH LAW, PLLC  
PO BOX 10827  
TAMPA, FL 33679  
813-922-5510  
E-mail for service:  
jason@tarokhlaw.com  
February 19, 26, 2021 21-00228K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE #: 2020CA-002923-0000-00  
ROSE ACCEPTANCE, INC.,  
Plaintiff vs.  
HILDA NELSON; ET. AL.;  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 29th day of January, 2021 and entered in Case No. 532020CA002923000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, where, ROSE ACCEPTANCE, INC., is the Plaintiff, and HILDA NELSON; UNKNOWN TENANT # 1 N/K/A JAMES NELSON, are Defendants. STACY M. BUTTERFIELD, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 AM, on the 15th day of March, 2021, the following described property as set forth in said final judgment, to wit:

LOT M: THE SOUTH 25 FEET  
OF LOT 20, ALL OF LOT 21,  
IN BLOCK 3, SHADOW LAWN  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED IN PLAT BOOK 22,  
PAGE 42, PUBLIC RECORDS  
OF POLK COUNTY, FLORI-  
DA. ALSO INCLUDES A 1973  
GRAN MOBILE HOME SERI-  
AL #2700767, WHICH IS PER-  
MANENTLY AFFIXED AND  
ATTACHED TO THE REAL  
PROPERTY.

PARCEL ID NUMBER: 25-28-  
04-319000-003201  
TAX IDENTIFICATION NUM-  
BER: 042825-319000-003201  
COMMONLY KNOWN AS: 154  
HIGHLAND AVE., AUBURN-  
DALE, FL 33823

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 10th, of February, 2021.  
/s/ Jason M. Tarokh  
JASON M. TAROKH  
FLORIDA BAR # 57611  
Submitted by:  
TAROKH LAW, PLLC  
PO BOX 10827  
TAMPA, FL 33679  
813-922-5510  
E-mail for service:  
jason@tarokhlaw.com  
February 19, 26, 2021 21-00227K

HOW TO  
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