

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Is Hereby Given that DHIR - Devco 72, LLC, 1341 Horton Circle, Arlington, TX 76011, desiring to engage in business under the fictitious name of DHI Residential, with its principal place of business in the State of Florida in the County of Polk, has filed an Application for Registration of Fictitious Name with the Florida Department of State.
August 20, 2021 21-01154K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: **CASE NO.: 2019CA-000708-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ANNETTE JOHNSON; CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY; MIDLAND FUNDING LLC; NORMANDY HEIGHTS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HENRY JOHNSON A/K/A HENRY D. JOHNSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.** NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule Foreclosure Sale Date, dated the 28th day of July, 2021, and entered in Case No. 2019CA-000708-0000-00, 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 ANNETTE JOHNSON CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY MIDLAND FUNDING LLC NORMANDY HEIGHTS HOMEOWNERS ASSOCIATION, INC. UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT HENRY JOHNSON A/K/A HENRY D. JOHNSON; and UNKNOWN TENANT N/K/A TIARA BARNHILL 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 26th day of October 2021, the following described property as set forth in said Final Judgment, to wit: LOT 112, NORMANDY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 140, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 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 impaired, call 711. Dated this 13th day of August, 2021. 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@clelegalgroup.com 19-00256 August 20, 27, 2021 21-01147K

FIRST 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.: 2019CA003647000000 MIDFIRST BANK, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF PATTE MIKE RICE, DECEASED; et al., Defendant(s).** NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 1, 2021 in Civil Case No. 2019CA003647000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF PATTE MIKE RICE, DECEASED; SUSAN CRAWFORD; KIMBERLY KING; LOY ROBERT GOSSETT; FLORIDA HOUSING FINANCE CORPORATION; 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, DEVISEES, 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 September 17, 2021 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF LAKE LAND, COUNTY OF POLK, STATE OF

FL, AND IS DESCRIBED AS FOLLOWS: THE WEST 1/2 OF LOT 13, PLACES NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 94, PAGE 41 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, A CORPORATION TO PATTE MIKE RICE BY DEED DATED AUGUST 21, 2000 AND RECORDED AUGUST 31, 2000 IN INSTRUMENT NO. 2000139010 IN BOOK 04524 PAGE 0094, OF OFFICIAL RECORDS. APN: 26273-010014-000132 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. IMPORTANT AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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 17 day of August, 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: 2021-08-17 12:08:40 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1485-185B August 20, 27, 2021 21-01162K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION **CASE NO.: 2019CA-005070-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOSEPH GONZALEZ, et al., Defendants.** TO: JOSEPH GONZALEZ Last Known Address: 1021 KETTLES AVE, LAKE LAND, FL 33805 Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 13, BLOCK 1, FORTUNA ADDITION TO LAKE LAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 49, 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 Choice Legal Group, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before September 20, 2021, a date at least thirty (30) days after the first publication of this Notice in the (Please publish 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 the seal of this Court this 2nd day of March, 2020. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By Yessenia Perez As Deputy Clerk Choice Legal Group, P.A. Attorney for Plaintiff P.O. BOX 771270 CORAL SPRINGS, FL 33077 August 20, 27, 2021 21-01150K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 2020CA000947000000 WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, TRUSTEES, DEVISEES, LIENORS, GRANTEES, AND CREDITORS OF FRANK A. CATARUZOLO A/K/A FRANCIS ANTHONY CATARUZOLO, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FRANK CATARUZOLO A/K/A FRANK LOUIS CATARUZOLO; DONALD J. CATARUZOLO; Defendants.** Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 4, 2021, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 24, SOUTHGROVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 5547 SOUTHGROVE DR, LAKE LAND, FL 33812-4344 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on September 08, 2021 beginning at 10:00 AM. 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 at St. Petersburg, Florida this 11 day of August, 2021. eXL Legal, PLLC Designated Email Address: efling@xllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Anna Judd Rosenberg FL Bar: 101551 1000006040 August 20, 27, 2021 21-01144K

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. 53-2020-CA-003506 FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE H. STOUT, DECEASED, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 14, 2021, and entered in 53-2020-CA-003506 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE HOWARD STOUT, DECEASED; DEBORAH JOHNSON; DIANA ADRIEN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 September 13, 2021, the following described property as set forth in said Final Judgment, to wit: THE NORTH 175 FEET OF THE SOUTH 242 FEET OF LOT 4, IN BLOCK 11, OF TWIN LAKE PARK ADDITION TO LAKE WALES, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 431 S MIAMI ST, LAKE WALES, FL 33853 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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, 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 5 day of August, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 20-060899 - MaS August 20, 27, 2021 21-01145K

FIRST INSERTION

Notice is hereby given that JAHIDA LUCIANO, OWNER, desiring to engage in business under the fictitious name of 2 LADIES & A BRUSH REALTOR & INTERIOR DESIGNING located at 1610 CUMIN DR, 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.
August 20, 2021 21-01160K

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-2526 IN RE: THE ESTATE OF EVA ELAINE ANDERSON, Deceased, SSN: XXX-XX-1344** The administration of the estate of EVA ELAINE ANDERSON, deceased, whose date of death was June 19, 2021, and whose Social Security Number is XXX-XX-1344, 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 names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this 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. 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 the first publication of this notice is the 20th day of August, 2021. Signed on this 16th day of August, 2021. **Co-Personal Representatives: Matthew J. Bond 2506 Martha Dr. Lake Wales, FL 33898 Cheyanne M. Wilkerson 6387 Ashley Dr. Lakeland, FL 33813** Attorney for Co-Personal Representatives: 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 August 20, 27, 2021 21-01159K

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

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

CASE NO.

532021CA001879000000
UNITED STATES OF AMERICA
ACTING THROUGH THE
RURAL HOUSING SERVICE OR
SUCCESSOR AGENCY, UNITED
STATES DEPARTMENT OF
AGRICULTURE

Plaintiff, v.
THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF
CATHERINE MCGILL
A/K/A CATHERINE HARVEY,
DECEASED, ET AL.

Defendants.
TO: THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF
CATHERINE MCGILL A/K/A CATH-
ERINE HARVEY, DECEASED
Current residence unknown, but whose
last known address was:
320 S FRENCH AVE, FORT MEADE,
FL 33841-3428

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in Polk County, Florida,
to-wit:

THE SOUTH 1/2 OF THE
NE 1/4 OF LOT 4, BLOCK 3,
OF C.L. MITCHELL'S AD-
DITION TO FORT MEADE,
FLORIDA, ACCORDING TO
THE PLAT THEREOF, RE-
CORDED IN DEED BOOK F,
PAGE 45, PUBLIC RECORDS
OF POLK COUNTY, FLORI-
DA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or
before 9-15-2021 or within thirty (30)
days after the first publication of this
Notice of Action, and file the original
with the Clerk of this Court at P.O. Box
9000, Drawer CC-2, Bartow, FL 33831-
9000, either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise, a default will be entered
against you for the relief demanded in
the complaint petition.

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 Ave-
nue, 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 ap-
pearance is less than 7 days; if you
are hearing or voice impaired, call
711.

WITNESS my hand and seal of the
Court on this 9 day of August, 2021.

Stacy M. Butterfield

Clerk of the Circuit Court

(SEAL) By: /s/ Asuncion Nieves

Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000006672
August 20, 27, 2021 21-01156K

FIRST INSERTION

NOTICE OF ACTION
Count IV
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY,
FLORIDA.

CASE NO.: 19-CA-004699-000000
SILVERLEAF RESORTS, LLC.
F/K/A SILVERLEAF RESORTS,
INC.,

Plaintiff, vs.
LIRA ET.AL.,
Defendant(s).

To: LISA A BELLANGER and MAR-
THA F LOMBARDO AND ANY AND
ALL UNKNOWN HEIRS, DEVISEES
AND OTHER CLAIMANTS OF MAR-
THA F LOMBARDO

And all parties claiming interest by,
through, under or against Defendant(s)
LISA A BELLANGER and MARTHA
F LOMBARDO AND ANY AND ALL
UNKNOWN HEIRS, DEVISEES AND
OTHER CLAIMANTS OF MARTHA F
LOMBARDO and all parties having or
claiming to have any right, title or in-
terest 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 as tenant-
in-common in and to the below
Unit No. and Building No. of Or-
lando Breeze Resort, with the ex-
clusive right to occupy the Unit
during the Use Period below, as
said Use Period is defined in the
Declaration upon and subject to
all the terms, restrictions, cove-
nants, conditions and provisions
in the Declaration of Restric-
tions, Covenants and Conditions
recorded in Volume 06046, Page
0473 and amended by the Sup-

plemental Declarations recorded
in Volume 7612, Page 1623 and
Volume 6147, Page 325, Public
Records of Polk County, Florida
and any amendments thereto.

Interest 1.923%, Use Period
No./Unit No. 17/0026, Build-
ing D,

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, with-
in thirty (30) days after the first pub-
lication of this Notice, and file the ori-
ginal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter, otherwise a de-
fault will be entered against you for the
relief demanded in the Complaint.

If you are a person with a dis-
ability who needs any accommoda-
tion 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.

8-11-2021
Default Date 9-17-2021

(SEAL) By: Asuncion Nieves

Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT

POLK COUNTY, FLORIDA
August 20, 27, 2021 21-01151K

FIRST INSERTION

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

CASE No. 2021CA-00185-00000-00
REVERSE MORTGAGE
FUNDING LLC,

Plaintiff vs.
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF WALLACE M.
PETERMAN AKA WALLACE
MALCOLM PETERMAN,
DECEASED, et al.,

Defendants
TO: UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIM-
ING AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF WALLACE M. PETERMAN AKA
WALLACE MALCOLM PETERMAN,
DECEASED

1247 MORGAN DRIVE, LAKELAND,
FL 33801
TRENDIA ALBERSON
3435 OAKLAND ROAD, N, LAKE-
LAND, FL 33801
UNKNOWN SPOUSE OF TRENDIA
ALBERSON
3435 OAKLAND ROAD, N, LAKE-
LAND, FL 33801

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

LOT 4, BLOCK D, WOOD-
LAND ESTATES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 39, PAGE 29, OF

THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite
700, 100 West Cypress Creek Road,
Fort Lauderdale, FL 33309, and file
the original with the Clerk within 30
days after the first publication of this
notice in BUSINESS OBSERVER, on or
before 9-16, 2021; otherwise a de-
fault and a judgment may be entered
against you for the relief demanded in
the Complaint.

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 Ave-
nue, 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 ap-
pearance is less than 7 days; if you
are hearing or voice impaired, call
711.

WITNESS MY HAND AND SEAL
OF SAID COURT on this day of AUG
10 2021.

STACEY M. BUTTERFIELD

As Clerk of said Court

By: /s/ Asuncion Nieves

As Deputy Clerk

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(58341.0978)
August 20, 27, 2021 21-01157K

FIRST INSERTION

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

CASE NO.: 2018-CA-002301
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,

Plaintiff, v.
LORIN K. HAYES, ET AL.

Defendants.
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment dated July 15, 2021
entered in Civil Case No. 2018-CA-
002301 in the Circuit Court of the 10th
Judicial Circuit in and for Polk County,
Florida, wherein NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE SERVIC-
ING, Plaintiff and LORIN K. HAYES;
AMY S. HAYES A/K/A AMY HAYES;
POLK COUNTY, FLORIDA, are de-
fendants, Stacy M. Butterfield, Clerk
of Court, will sell the property at pub-
lic sale at www.polk.realforeclose.com
beginning at 10:00 AM on September
13, 2021 the following described prop-
erty as set forth in said Final Judgment,
to-wit:

LOTS 2 AND 3, BLOCK 49,
STEPHENSON'S ADDITION,
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 19, PAGES 28
AND 28A, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.
Property Address: 470 HILL-
SIDE DRIVE, BABSON PARK
Florida 33827

ANY PERSON CLAIMING AN IN-
TEREST 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 PUB-
LISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH
A DISABILITY WHO NEEDS ANY
ACCOMMODATION IN ORDER TO
PARTICIPATE IN THIS PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVI-
SION OF CERTAIN ASSISTANCE.
PLEASE CONTACT THE OFFICE
OF THE COURT ADMINISTRA-
TOR, 255 N. BROADWAY AVENUE,
BARTOW, FLORIDA 33830, (863)
534-4686, AT LEAST 7 DAYS BE-
FORE YOUR SCHEDULED COURT
APPEARANCE, OR IMMEDIATELY
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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571

Service E-mail:
flrealprop@kelleykronenberg.com

/s/ Jason M. Vanslette
Jason M Vanslette, Esq.

FBN: 92121
File No: M2000258-JMV

Case No.: 2018-CA-002301

August 20, 27, 2021 21-01167K

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 53-2020-CA-000122

AMERICAN FINANCIAL
RESOURCES, INC.,

Plaintiff, vs.
PATRICIA ANN MILLER, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclo-
sure dated July 27, 2021, and entered
in Case No. 53-2020-CA-000122 of
the Circuit Court of the Tenth Judi-
cial Circuit in and for Polk County,
Florida in which American Financial
Resources, Inc., is the Plaintiff and
Patricia Ann Miller, are defendants,
the Polk County Clerk of the Circuit
Court will sell to the highest and best
bidder for cash in/on line at online
at www.polk.realforeclose.com, Polk
County, Florida at 10:00am EST on
the September 9, 2021 the following
described property as set forth in said
Final Judgment of Foreclosure:

LOT 11, OF FOXHAVEN, AC-
CORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 65, PAGE 8,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

AND
PARCEL B:

A 1/15 UNDIVIDED INTER-
EST IN MILL POND PARK A
AND FOX LAKE PARK B, OF
FOXHAVEN, ACCORDING
TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 65,
PAGE 8, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
TOGETHER WITH MOBILE
HOME, YEAR 1979, MAKE
SUMM, ID#GDLFCFL1392939A
AND GDLFCFL1392939B,
TITLE NO. 17286909 AND
17286910.

A/K/A 5811 RED FOX DRIVE
SE, WINTER HAVEN FL 33884

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 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 13 day of August, 2021.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9717

eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 19-024070
August 20, 27, 2021 21-01146K

FIRST INSERTION

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

CASE NO.

2020CC-002269-0000-00

GRENELEFE COUNTRY HOME
OWNERS ASSOCIATION, INC.,

Petitioner, v.
FELIX R. COLONDRES COLLAZO,
a/k/a FELIX R. COLONDROS, and
RAQUEL M. ROSARIO,

Respondents.

NOTICE IS HEREBY GIVEN that,
pursuant to the Summary Final Judg-
ment Establishing Equitable Lien on
Easement and Other Relief dated July
20, 2021, and entered in the above
styled cause, wherein GRENELEFE
COUNTRY HOME OWNERS AS-
SOCIATION, INC., is the Petitioner
and FELIX R. COLONDRES COL-
LAZO, a/k/a FELIX R. COLONDROS,
and RAQUEL M. ROSARIO are the
Respondents, Stacy M. Butterfield,
as Clerk of the Circuit Court of Polk
County, Florida, will sell to the highest
and best bidder for cash, in accordance
with statutes governing judicial sales,
set forth in Chapter 45, Florida Statutes
on September 17, 2021, the following
described property as set forth in said
Summary Final Judgment:

Any and all easement rights
of Felix R. Colondres Collazo,
a/k/a Felix R. Colondros, and
Raquel M. Rosario, that Felix
R. Colondres Collazo, a/k/a Fel-
ix R. Colondros, and Raquel
M. Rosario may have in certain
easements recorded in OR Book
1711, Page 866, and OR Book
1790, Page 880, Public Records
of Polk County, Florida. This
includes, but is not limited to,
the right of the Respondent and
the Respondent's invitees, licens-
ees, and guests to the beneficial
use and enjoyment of the ease-
ment, as well as the right to use

the streets, roads, rights-of-way,
and other properties of Grenel-
efe Country Home Owners As-
sociation, Inc., which are further
described in certain easements
recorded in OR Book 1711, Page
866, and OR Book 1790, Page
880, Public Records of Polk
County, Florida.

All sales are to be held online, pur-
suant to the Administrative Order
described above, and upon the date
specified above. Bidding begins at
10:00 AM, Eastern Time, on www.polk.
realforeclose.com, in accordance with
Chapter 45 of the Florida Statutes. Any
person claiming an interest in the sur-
plus 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 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 Ad-
ministrator, 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 August 17, 2021.

STACY M. BUTTERFIELD,

Clerk of the Circuit Court

/s/ Christopher Desrochers

Christopher Desrochers

Christopher A. Desrochers, P.L.

2504 Ave. G NW

Winter Haven, FL 33880
(863) 299-8309

Email: cadlawfirm@hotmail.com
Fla. Bar #0948977
Counsel for Petitioner.
For the Court.
August 20, 27, 2021 21-01166K

FIRST INSERTION

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

CASE No.:

53-2021-CP-002415-0000-XX

IN RE: THE ESTATE OF
DIANE JOY FREE

Deceased.

The administration of the estate of
Diane Joy Free, deceased, whose date of
death was March 16, 2021, 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 per-
sonal representative and the personal
representative's attorney are set forth
below.

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

All other creditors of the decedent

and other persons having claims or de-
mands against decedent's estate must
file their claims with this court 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 August 20, 2021.

/s/ David Alan Free

David Alan Free, Petitioner

/s/ Crystal Marie Mercado-Denman

Crystal Marie Mercado-Denman, Esq.

Attorney for David Alan Free

Florida Bar Number: 1022446

Patriot Legal Group

871 Outer Road Suite B

Orlando, FL 32814

Telephone: (407) 737-7222

Fax: (407) 720-8350

E-Mail: crystal@patriotlegal.com

Secondary E-Mail:
service@patriotlegal.com

August 20, 27, 2021 21-01158K

FIRST INSERTION

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

CIVIL DIVISION:

CASE NO.:

2019CA-000470-0000-00

ROUNDPOINT MORTGAGE
SERVICING CORPORATION,

Plaintiff, vs.
ZULEIKA ORLANDO-
 DIAZ; SUNDANCE MASTER
HOMEOWNERS ASSOCIATION,
INC.; JOSEPH FRAGOSA -
 CRUZ; UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN Pursuant
to Order on Motion to Cancel and
Reschedule Foreclosure Sale Date dated
the 12th day of August, 2021, and en-
tered in Case No. 2019CA-000470-
0000-00, of the Circuit Court of the
10th Judicial Circuit in

FIRST INSERTION

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

CASE NO.: 2021-CA-001661

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST, Plaintiff, v. IRFAN MARTIN IFTIKHAR; ET AL, Defendants.

To the following Defendant(s): IRFAN MARTIN IFTIKHAR (Last Known Address: 502 Canal Drive, Lake Wales, FL 33859) UNKNOWN SPOUSE OF IRFAN MARTIN IFTIKHAR (Last Known Address: 502 Canal Drive, Lake Wales, FL 33859)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 5, BLOCK V, CROOKED LAKE PARK, TRACT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 502 CANAL DRIVE, LAKE WALES, FL 33859

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before September 6, 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.

This notice is provided pursuant to Administrative Order No. 2010-08.

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 this day of JUL 30 2021.

STACY M. BUTTERFIELD
As Clerk of the Court
By /s/ Asuncion Nieves
As Deputy Clerk

Ghidotti| Berger LLP
Attorney for Plaintiff
1031 North Miami Beach Boulevard
North Miami Beach, FL 33162
August 20, 27, 2021 21-01149K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of COLMAT, located at 4713 Senander Crescent, in the City of Lakeland, County of Polk, State of FL, 33810, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 of August, 2021.
Dauda Ishola Iyanda
4713 Senander Crescent
Lakeland, FL 33810
August 20, 2021 21-01155K

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 Battle Cat Essentials located at 14070 Oconner Rd, in the County of Polk, in the City of Kathleen, Florida intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kathleen, Florida, this 17 day of August, 2021.

Ginger Mulderrig
August 20, 2021 21-01165K

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 PEPPA PIG THEME PARK FLORIDA located at One LEGOLAND® Way in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2021.
Merlin Entertainments
Group Florida, LLC
August 20, 2021 21-01168K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

Case Number: 53-2021CA-000861-0000-00 SOUTH STATE BANK, N.A., a national banking association, f/k/a CENTERSTATE BANK, N.A., Plaintiff, vs. JAYANTH V. ALLURI, SRI PRATHIMA ALLURI, and WATER RIDGE HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, Defendants.

Notice is hereby given that pursuant to the final judgment dated August 2, 2021 in case number 53-2021CA-000861-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTH STATE BANK, N.A., a national banking association, f/k/a CENTERSTATE BANK, N.A., as Plaintiff, and JAYANTH V. ALLURI, SRI PRATHIMA ALLURI, and WATER RIDGE HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com at 10:00 a.m. on the 3rd day of September, 2021, the following described property as set forth in said final judgment, to-wit:

Lot 262, WATER RIDGE SUBDIVISION, a subdivision according to the plat thereof recorded at Plat Book 133, Pages 24 through 35, inclusive, in the public records of Polk County, Florida

Property Address: 489 Waterfern Trail Drive, Auburndale, Florida 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 within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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:
Krista Mahalak, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, Florida 33883-7608
Attorney for Plaintiff
August 13, 20, 2021 21-01142K

FIRST INSERTION

Notice is hereby given that TOLSPAIN INVESTMENTS LLC, OWNER, desiring to engage in business under the fictitious name of CONVENIENT MINI STORAGE located at 1937 US 17, FORT MEADE, FLORIDA 33841 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. August 20, 2021 21-01152K

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 September 09, 2021 at 10 A.M.

* AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED *

2006 CHRYSLER,

FIRST INSERTION

Notice is hereby given that SARA A SNYDER, OWNER, desiring to engage in business under the fictitious name of THE LITTLE SIREN WIGS located at 407 ARIETTA BLVD, AUBURNDALE, FLORIDA 33823 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. August 20, 2021 21-01153K

FIRST INSERTION

VIN# 1C3EL55RX6N136279
2012 DODGE,
VIN# 3C4PDCABXCT164447
Located at: 5012 LAZY BIRCH LOOP #301, LAKE LAND, FL 33805 Polk

Any person(s) claiming any interest(s) in the above vehicles contact: Rainbow Title & Lien, Inc., (954) 920-6020

* ALL AUCTIONS ARE HELD WITH RESERVE *

Some of the vehicles may have been released prior to auction
August 20, 2021 21-01161K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

Case #: 2020CA000357000000 DIVISION: 15

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

James Bester; Unknown Spouse of James Bester; Polk County, Florida; City of Bartow, Florida; 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. 2020CA000357000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and James Bester 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 September 17, 2021, the following described property as set forth in said Final Judgment, to-wit: 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

FOURTH INSERTION

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

CASE NO. 2021-CA-001849 CAROLE CHERRY, Plaintiff, v.

THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES BROWN, DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ETTA BROWN; THE UNKNOWN HEIRS OF THE ESTATE OF ETTA BROWN, DECEASED; 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 CLAIMANTS, Defendants.

TO: THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES BROWN, DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ETTA BROWN; THE UNKNOWN HEIRS OF THE ESTATE OF CHARLES BROWN; THE UNKNOWN HEIRS OF THE ESTATE OF ETTA BROWN, DECEASED; 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 CLAIMANTS

YOU ARE HEREBY NOTIFIED THAT

FOR POINT OF BEGINNING, RUN THENCE EAST 25 FEET, THENCE NORTH 430 FEET, THENCE WEST 25 FEET, THENCE SOUTH 430 FEET TO POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY FOR MAINTENANCE. ALL IN SECTION 22, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. BEING A PORTION OF THE SAME PROPERTY HERETOFORE CONVEYED BY A CERTIFICATE OF TITLE RECORDED IN O.R. BOOK 3275, PAGE 1381, AUGUST 24, 1993, IN 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
19-322522 FC01 WNI
August 13, 20, 2021 21-01126K

an action to quiet title on the following real property in Polk County, Florida:

Lot 11, Meadow Grove, (unrecorded) and more particularly described as: The NE 1/4 of the SW 1/4 of the NE 1/4, less the East 442 feet; and the West 30 feet of the East 540 feet of the South 1/2 of the SW 1/4 of the NE 1/4; all in section 11, Township 29 South, Range 24 East, Polk County, Florida, less road right of way recorded in Official Records Book 1183, Page 193, public records of Polk County, Florida.

Property Address: 4218 Hancock Road, Lakeland, Florida 33812 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, 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 August 23rd, 2021 and file the original with the Clerk of this Court either before service on Plaintiffs 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.

DATE: July 16, 2021
Stacy M. Butterfield,
Clerk of Court
By: Lori Armijo
Deputy Clerk
July 30; Aug. 6, 13, 20, 2021 21-01073K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case Number: 21CP-2495 IN RE: ESTATE OF Matthew Stephen Ricketts Rivera deceased.

The administration of the estate of Matthew Stephen Ricketts Rivera, deceased, Case Number 21CP-2495, 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 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 August 13, 2021.

**Lydia Andrea Smith
Personal Representative**
Address: 6393 Torrington Circle,
Lakeland, FL 33811

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
August 13, 20, 2021 21-01127K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 21-CP-002119 Division 14 IN RE: ESTATE OF JOY S. RINHART Deceased.

The administration of the estate of JOY S. RINHART, deceased, whose date of death was May 9, 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 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 August 13, 2021.

Personal Representative:
**Kim Foote
KIM FOOTE**
467 PINECREST LOOP
DEVENPORT, Florida 33837
Attorney for Personal Representative:
KARLA MARIE CAROLAN, Attorney
Florida Bar Number: 0055321
ALL LIFE LEGAL PA
10009 Park Place Ave
RIVERVIEW, FL 33578
Telephone: (813) 671-4300
Fax: (813) 671-4305
E-Mail: courtfiling@alllifelegal.com
Secondary E-Mail:
kmarolan@alllifelegal.com
Signature: Kim Foote
Email: kimmer64@gmail.com
August 13, 20, 2021 21-01133K

SUBSEQUENT INSERTIONS

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 September 3, 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
August 13, 20, 2021 21-01125K

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. 2019CA005233000000 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. MARY JO PETERSEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2021, and entered in 2019CA005233000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STELLA GENTILE, DECEASED; MARY JO PETERSEN; ANGELA GENTILE; COLUMBIA BRITT; and CARLO GENTILE 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 August 30, 2021, the following described property as set forth in said Final Judgment, to wit:

THE WEST 148 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 745.76 FEET SOUTH OF THE NORTHEAST CORNER, OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89 DEGREES 40 MINUTES WEST, A DISTANCE OF 355.0 FEET, THENCE RUN SOUTH 283.11 FEET, THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE SECTION LINE, SAID POINT BEING 207.51 FEET SOUTH OF THE POINT OF BEGIN-

NING, THENCE RUN NORTH 207.51 FEET TO THE POINT OF BEGINNING ACCORDING TO THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS PUBLIC RIGHT-OF-WAY ON THE NORTH AND EAST SIDES THEREOF AND LESS THE WEST 75 FEET THEREOF. Property Address: 4935 SAND MOUNTAIN LOOP, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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 4 day of August, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 19-375434 - MaS August 13, 20, 2021 21-01141K

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. 2021CA000229000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARAH ANN GANN A/K/A SARAH ANN VINSON A/K/A SARAH A. VINSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2021, and entered in 2021CA000229000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARAH ANN GANN A/K/A SARAH ANN VINSON A/K/A SARAH A. VINSON, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL ALLEN VINSON, DECEASED; SHANE VINSON A/K/A SHANE VINSON, SR.; and FORD MOTOR CREDIT COMPANY 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 September 7, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 54, WOLF RUN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 2001 MOBILE HOME WITH VIN NUMBERS HOGA20K01810A AND HOGA20K01810B Property Address: 608 WOLF RUN, WINTER HAVEN, FL 33880

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, 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 August, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 19-371311 - MaS August 13, 20, 2021 21-01143K

SECOND INSERTION

NOTICE OF SALE Affordable Self Storage of Bartow 1515 Centennial Blvd. Bartow, FL 33830 (863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

D21 C. Julicher D29 D. Williams G21 G. Castro J12 N. Thompson Units will be listed on www.storage-treasures.com Auction ends on August 30, 2021 @11:00 AM or after August 13, 20, 2021 21-01137K

SECOND INSERTION

NOTICE OF SALE IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 2020 CA 3424

21ST MORTGAGE CORPORATION, Plaintiff, vs. ANGELA DAWN HOLMES; DANNY W. HOLMES; and UNKNOWN TENANT Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 23, 2021, entered in Case No.: 2020 CA 3424 of the Circuit Court in and for Polk County, Florida, wherein ANGELA DAWN HOLMES; DANNY W. HOLMES; and UNKNOWN TENANT n/k/a Chris Blimka, are the Defendants, that Stacy M. Butterfield, the Clerk of Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on September 20, 2021 by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:

Legal: LOT 43, PINE MEADOW ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGE 48, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1999 NOBILITY KINGWOOD MODEL 28 X 60 MANUFACTURED HOME BEARING SERIAL NO.S: N89416A AND N89416B. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH

THE CLERK NO LATER THAN 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 IMPAIRED, CALL 711.

By: Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: bransom@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 August 13, 20, 2021 21-01138K

SECOND INSERTION

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

CASE NO. 2019CA000149 SELENE FINANCE LP; Plaintiff, vs. PATRICIA T. JONES, ET AL; Defendants

NOTICE IS GIVEN that, in accordance with the Consent Judgment of Foreclosure dated July 26, 2021, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on August 30, 2021 at 10:00 AM the following described property:

LOT 6, IN BLOCK 1, OF THE UNRECORDED PLAT OF GARDEN MOBILE RANCHES, DESCRIBED AS: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN NORTH 1395.40 FEET TO THE POINT OF BEGINNING; THENCE WEST 287.50 FEET; THENCE SOUTH 100.00 FEET; THENCE EAST 287.50 FEET; THENCE NORTH 100.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 40.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY. TOGETHER WITH A 2007 CARRIAGE DOUBLEWIDE MOBILE HOME WITH VIN #S GAFL675A78181CD21 AND GAFL675B78181CD21.

Property Address: 365 LTURAS ROAD, BARTOW, FL 33830 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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.

WITNESS my hand on this 9th day of August, 2021. Derek R. Cournoyer, Esq. FBN. 1002218 Attorneys for Plaintiff Marinocci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 16-17116-FC August 13, 20, 2021 21-01136K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 28, 2021, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING; are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on

the 13TH day of SEPTEMBER, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, 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 9th day of August, 2021 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Tammi Calderone Tammi Calderone, Esq. Florida Bar #: 84926 AS4842-17/tro August 13, 20, 2021 21-01135K

SECOND INSERTION

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

CASE NO.: 53-2020-CA-000930 WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12, Plaintiff, vs. MARIA M. GARAY A/K/A MARIA GARAY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 16, 2021, and entered in Case No. 53-2020-CA-000930 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12, is the Plaintiff and Maria M. Garay a/k/a Maria Garay, Juan Carlos Garay, Notting Hill Condominium Association Inc, City of Davenport, Florida, Unknown Party#1 N/K/A Evelyn Rojas, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 30, 2021 the following described property as set forth in said Final Judgment of Foreclosure: CONDOMINIUM UNIT D, IN BUILDING 12, OF NOTTING HILL, A CONDOMINIUM, ACCORDING TO THE DEC-

LARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 6700, AT PAGE 106, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH ALL ELEMENTS APPURTENANCE THERETO, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM A/K/A 121 MELISSA PLACE 12D DAVENPORT FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 August, 2021. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 19-015325 August 13, 20, 2021 21-01140K

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.: 2015CA002629000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2, Plaintiff, vs. SELINA LEE; et al Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on in Civil Case No. 2015CA002629000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 is the Plaintiff, and SELINA LEE; UNKNOWN TENANT 1 N/K/A BUSTER RAGGS; UNKNOWN TENANT 2 N/K/A MEKISHA LEE; 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, DEVISEES, GRANTEES, 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 September 3, 2021 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 59, BLOCK A, VALENCIA HILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 34, 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 10 day of August, 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: Digitally signed by Jennifer Travieso Date: 2021-08-10 10:01:46 Florida Bar #641065 Primary E-Mail: ServiceMail@aldridgepite.com 1221-11882B August 13, 20, 2021 21-01139K

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532021CA00117000000 BIRSCO LLC, Plaintiff(s), vs. JULIET GILBERRY; MOSES BRUTLEY; ROSIE DILLARD; and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6, if living, and if dead, her/his/their unknown estates, spouses, widows, heirs, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property, Defendants.

TO: JULIET GILBERRY, last known address 1236 AVENUE, HAINES CITY, FL 33844, ROSIE DILLARD, last address unknown, and MOSES BRUTLEY, last address unknown, and his/her/their unknown spouses, widows, widowers, heirs, estates, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming and right, title, interest, claim, lien, estate or demand against the named defendants in regard to the subject property.

YOU ARE NOTIFIED that an action has been filed against you to quiet title pursuant to Section 65.081, Florida Statutes, and as otherwise alleged in the complaint, to the following property located in Polk County, Florida: Lot 2, Block B, J.R. WADSWORTH SUBDIVISION TO HAINES CITY, according to plat thereof as recorded in Plat Book 8, Page 49, of the Public Records of Polk County, Florida. You are required to serve a copy of your written response, if any, to the action on Ilian Rashtanov, Plaintiff's attorney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before Sept. 2, 2021, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; 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 27th day of July, 2021. Stacy M. Butterfield, CPA, as Clerk of Court (SEAL) By: Lori Armijo Deputy Clerk

Ilian Rashtanov, Plaintiff's attorney, One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com Aug. 6, 13, 20, 27, 2021 21-01103K

HOW TO PUBLISH YOUR

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