

POLK COUNTY LEGAL NOTICES

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-4022
IN RE: ESTATE OF
ANNIE LORENE LAMB,
Deceased.

SSN: XXX-XX-5031

The administration of the estate of ANNIE LORENE LAMB, deceased, whose date of death was October 23, 2021, and whose Social Security Number is XXX-XX-5031, 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 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 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 24th day of December, 2021.

Signed on this 15th day of December, 2021.

Personal Representative:

Timothy DeBerry
849 Palm Oak Dr.
Apopka, FL 32712

Attorney for 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
December 24, 31, 2021 21-01793K

FIRST INSERTION

RAINBOW TITLE & LIEN, INC.
3389 SHERIDAN ST PMB 221
HOLLYWOOD, FLA 33021
(954) 920-6020

Rainbow Title & Lien, Inc. will sell at public sale at the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes On 01/20/2022 at 10 A.M. *SALE will occur where vehicles are located*

2015 KW

VIN#1XKYDP9X4FJ423512

Amount: \$2,997.50,

1996 PTRB

VIN#1XP5DB9X4TN414412

Amount: \$9,468.74

At: 6658 Lucerne Park Rd, Winter Haven, FL

Notice to the Owner or Lienor that he has the right to a hearing prior to the scheduled date of sale by filing with the Clerk of Courts. Owner has the right to recover possession of vehicle by posting bond in accordance with Fla. Statutes Sect. 559.917 Proceeds from the sale of the vehicle after payment lien claimed by lienor will be deposited with the clerk of the court. Any person (s) claiming any interest(s) in the above vehicles contact: RAINBOW TITLE & LIEN, INC. (954-920-6020) ALL SALES ARE HELD WITH RESERVE..25% Buyers Premium Some vehicles may have been released prior to the sale date. Interested Parties must call one day prior to sale.

December 24, 2021 21-01816K

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 HAL'S LAWN CARE : Located at PO Box 91623 : Polk County in the City of Lakeland : Florida, 33804-1523 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this December day of 17, 2021
G&V ENVIRONMENTAL, INC
December 24, 2021 21-01803K

FIRST INSERTION

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

File No. 2021-CP-003840-0000-XX
IN RE: ESTATE OF
MELVIN HASKINS
Deceased.

The administration of the estate of MELVIN HASKINS, deceased, whose date of death was June 6, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Bartow, 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 December 24, 2021.

Personal Representative:

/s/ Colette Mae Haskins

COLETTE MAE HASKINS

369 Citrus Ridge Drive

Davenport, Florida 33837

Attorney for Personal Representative:

/s/ J. Scott Lanford

J. SCOTT LANFORD

E-mail Addresses:

scott@jscottlanford.com,

brenda@jscottlanford.com

Florida Bar No. 435790

LAW OFFICES OF

J. SCOTT LANFORD, P.A.

3159 Alzante Circle, Suite 102

Melbourne, Florida 32940

Telephone: (321) 728-9898

December 24, 31, 2021 21-01791K

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 Small World Transport, located at 3503 Small World Drive, in the City of Haines City, County of Polk, State of FL, 33844, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of December, 2021.

SMALL WORLD TOURS

AND CRUISES, INC.

3503 Small World Drive

Haines City, FL 33844

December 24, 2021 21-01801K

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 BUTTERFLYKISSES UNLIMITED : Located at 631 N Brunell Pkwy : Polk County in the City of Lakeland : Florida, 33815-0605 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this December day of 17, 2021

REGINS ASHLEY N

December 24, 2021 21-01804K

FIRST INSERTION

Notice is hereby given that KILSOIT FENELON, OWNER, desiring to engage in business under the fictitious name of POLKDATE located at PO BOX 10574, WINTER HAVEN, FLORIDA 33885 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.

December 24, 2021 21-01802K

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

File No. 2021-CP-004180
Division Probate
IN RE: ESTATE OF
HANNA TAWEIQ SAADE
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Hanna Taweiq Saade, deceased, File Number 2021-CP-004180, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was March 14, 2021; that the total value of the estate is Exempt Homestead and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Tarek Saade

368 West Aster Court

Poinciana, FL 34759

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 24, 2021.

Person Giving Notice:

Tarek Saade

368 W. Aster

Poinciana, Florida 34759

Attorney for Person Giving Notice

Kathy D. Sheive, Esq., Attorney

Florida Bar Number: 0752509

318 N. John Young Parkway, Suite 1

Kissimmee, FL 34741

Telephone: (407) 944-4010

Fax: (407) 944-4011

E-Mail: kdsheive@gmail.com

Secondary E-Mail:

betsykdspa@gmail.com

December 24, 31, 2021 21-01792K

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 Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 1/13/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Mark Arnold unit #310; Desirae Padgett unit #3361; Jodi Foster unit #4403. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

December 24, 31, 2021 21-01798K

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 Mendu Solutions located at 843 Brooklet Dr, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 21st day of December, 2021.

Maria Virginia Mendoza Useche

December 24, 2021 21-01824K

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 MODSPOT : Located at 4715 Drane Field Rd : Polk County in the City of Lakeland : Florida, 33811-1220 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this December day of 17, 2021

CAMPBELL MAC GARRETT

December 24, 2021 21-01807K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

File No. 532021CP0028820000XX
Division Probate
IN RE: ESTATE OF
MICHAEL DAVID REVETTE
Deceased.

The administration of the estate of Michael David Revette, deceased, whose date of death was August 15, 2019, 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 December 24, 2021.

Personal Representative:

Cheri Dawn Revette

Personal Representative

Attorney for Personal Representative:

Gregory J. Nussbickel, Esq.

Attorney for Personal Representative

Florida Bar Number: 580643

The Nussbickel Law Firm, PA

12500 Brantley Commons Ct., Suite#3

Fort Myers, Florida 33907-5969

Telephone: (239) 900-9455

E-Mail: greg@will.estate

Secondary E-Mail: margov@will.estate

December 24, 31, 2021 21-01794K

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 W.Q. PRESSURE WASHING CAR DETAILS AND MORE : Located at 1152 Elderberry Dr : Polk County in the City of Davenport : Florida, 33897-3853 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this December day of 17, 2021

QUINTERO WILFREDO

December 24, 2021 21-01805K

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 SUE'S RESALES : Located at 10404 Hwy 27 Lot R201 : Polk County in the City of Frostproof : Florida, 33843-3288 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Frostproof Florida, this December day of 17, 2021

CRONIN SUSAN LYNN

December 24, 2021 21-01810K

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 TRUSTED PROPANE SERVICES : Located at 1369 Heritage Landings Dr : Polk County in the City of Lakeland : Florida, 33805-4603 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this December day of 17, 2021

ETIENNE JATHNIEL

December 24, 2021 21-01808K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

Case Number: 21CP-4095
IN RE: ESTATE OF
Rebecca Lynne Melos
deceased.

The administration of the estate of Rebecca Lynne Melos, deceased, Case Number 21CP-4095, 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 Dec. 24, 2021.

Personal Representative:

Andrew William Melos

Personal Representative

Address: 8601 Winding Hill Drive

Stokesdale, NC 27357

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

December 24, 31, 2021 21-01795K

FIRST INSERTION

Notice of Public Sale

Pursuant to Ch 715.109 FS and/or 83.801 and/or 677.210 FS etal United American Lien & Recovery as agent w/ power of attorney will sell at public auction the following property(s) to the highest bidder; owner/lienholder may redeem property(s) for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lien facility; cash or cashier check; any persons interested ph (954) 563-1999

Sale Date January 7, 2022 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

3193 1978 Guer VIN#:

GDOCFL40773809

Tenant: Paul Gordone

Licensed Auctioneers FLAB 422 FLAU

765 & 1911

December 24, 31, 2021 21-01799K

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 SNOWBIRD CLEANING SERVICES : Located at 1064 Cambridge Dr : Polk County in the City of Winter Haven : Florida, 33881-9741 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this December day of 17, 2021

DEJESUS MIGUEL LUIS

December 24, 2021 21-01812K

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 NINETY-NINE CANDLES : Located at 1226 S Hankin Rd : Polk County in the City of Bartow : Florida, 33830-8654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bartow Florida, this December day of 17, 2021

**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

**Business
Observer**

LV10243

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-3942
IN RE: ESTATE OF
RONNIE DEAN TAYLOR,
Deceased.**

The administration of the estate of RONNIE DEAN TAYLOR, deceased, whose date of death was March 29, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: December 24, 2021.

ROBERT D. HINES, ESQ.
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
December 24, 31, 2021 21-01826K

FIRST INSERTION

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

**CASE NO. 2019CA004397000000
GSMPS MORTGAGE LOAN
TRUST 2006-RPI, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-RPI, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE,
Plaintiff, vs.
CHRISTOPHER D. COLEMAN
A/K/A C. COLEMAN A/K/A
CHRISTOPHER COLEMAN, et al.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 5, 2021 in Civil Case No. 2019CA004397000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and CHRISTOPHER D. COLEMAN A/K/A C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of March, 2022 at 10:00

AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 24, Kings Pond Phase One, according to that certain plat as recorded in Plat Book 87, Pages 44 and 45, 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.

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
6859326
20-01056-2
December 24, 31, 2021 21-01823K

FIRST INSERTION

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

**CASE NO. 53-2018-CA-002299
MIDFIRST BANK
Plaintiff, v.**

**THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS
OF JOSEPH DAVIS, DECEASED;
BETTY BRYANT A/K/A BETTY J.
BRYANT, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF JOSEPH
DAVIS; MICHAEL ANTHONY
DAVIS; JASON ROSADO
DAVIS, SR.; DAMARCUS LEON
DAVIS; UNKNOWN TENANT
2; UNKNOWN TENANT 1; CITY
OF LAKELAND, FLORIDA, A
MUNICIPAL CORPORATION;
SHANICE D MCGOWAN
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 24, 2019, and an Order Rescheduling Foreclosure sale entered on November 30, 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 3, LESS THE SOUTH 27.3 FEET AND LOT 4, LESS THE NORTH 8.0 FEET, BLOCK 4, FLORIDENA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 14,

**PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.**

a/k/a 3444 N FLORIDA AVE,
LAKELAND, FL 33805-1918

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on January 31, 2022 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 21st day of December, 2021.
eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000001497
December 24, 31, 2021 21-01822K

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.: 53-2019-CA-004180
DIVISION: SECTION 11
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
Plaintiff, vs.**

**THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST WILLIAM E HART
AKA WILLIAM ERD HART ,
DECEASED , et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 6, 2021, and entered in Case No. 53-2019-CA-004180 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against William E Hart aka William Erd Hart, deceased, Unknown Party #1 n/k/a Ricky Partin, Unknown Party #2 n/k/a Julia Partin, United States of America Acting through Secretary of Housing and Urban Development, City of Lakeland, Florida, Shirley Hart, William Hart, Roxan Jarvis, Keith Hart, Kenneth Hart, 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 January 5, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 53, FOX LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 342 FOX LAKE DR
LAKELAND FL 33809

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 21 day of December, 2021.
ALBERTELLI LAW
P. O. Box 23028
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By: /s/ Lynn Vouis
Lynn Vouis, Esq.
FBN: 870706
CT - 19-018146
December 24, 31, 2021 21-01825K

**HOW TO
PUBLISH YOUR
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Observer**

FIRST INSERTION

AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2021CA002640000000

BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BOBBY R. TAYLOR, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BOBBY R. TAYLOR A/K/A BOBBY RAY TAYLOR, DECEASED,

whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

BEGIN AT THE SE CORNER OF SECTION 11, TOWNSHIP 31 SOUTH. RANGE 26 EAST. AND RUN THENCE NORTH 1324.30 FEET ALONG SECTION LINE BETWEEN SECTIONS 11 AND 12 TO A 4X4 C.M. (WHICH IS THE SE CORNER OF NE 1/4 OF SE1/4) THENCE N. 89°36'W, A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 112 FEET TO A 4X4 C.M. ON THE SOUTHERLY SHORELINE OF LAKE BUFFUM, THENCE

RUN SOUTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 61.48 FEET TO A 4X4 C.M., THENCE RUN SOUTH 100 FEET TO A 4X4 C.M., THENCE S. 89°36' E. A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THIS LYING AND BEING IN GOVERNMENT LOT 5, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT 20 FEET WIDE ACROSS THE SOUTH SIDE OF SAID PROPERTY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before Jan 17, 2022/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 10th day of Dec., 2021

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-046067 - MaJ
December 24, 31, 2021 21-01820K

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. 2020CA003573000000

KING PEAK LLC, Plaintiff, vs. JEAN MILHOMME; UNKNOWN SPOUSE OF JEAN MILHOMME; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed December 5, 2021 and entered in Case No. 2020CA003573000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein KING PEAK LLC is Plaintiff and JEAN MILHOMME; UNKNOWN SPOUSE OF JEAN MILHOMME; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on January 7, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 170 AND THE EAST 1/2 OF LOT 171, THE H.A. STAHL FLORIDA PROPERTY CO'S CLEVELAND HEIGHTS SUB-

DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE(S) 26, 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 20th day of December, 2021.
Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
20-00666 KP, LLC
December 24, 31, 2021 21-01813K

FIRST INSERTION

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

CASE NO. 21-CA-001178

SECTION: 08 BRIAN LANCE PINKER, AND VIRGINIA E. PINKER, Plaintiffs, vs. GITTER DONE GREEN PASTURES, LLC; STACY M. BUTTERFIELD, AS CLERK OF THE POLK COUNTY CIRCUIT COURT; THE CITY OF LAKELAND, FLORIDA, Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk of Court will sell the property situated in Polk County, Florida, described as:

The North 1/2 of the East 151.66 feet of the West 635 feet of the South 660 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 26 South, Range 23 East, Polk County, Florida. Together with a 1982 LIBE Manufactured Home Vin#10L14833

Property Address: 11130 Ponderosa Lane, Lakeland, FL 33809

at public sale, to the highest and best bidder, for cash, in an online sale at https://www.polk.realforeclose.com at 10:00 a.m. on January 14, 2022. Any persons claiming and interest in the surplus for the sale, if any, other than the property owner, as of the date of the Lis Pendens, must file a claim within 60 days from 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 on December 17, 2021.
By: Perry G. Gruman, Esquire
Perry G. Gruman, P.A.
FBN: 396052
3400 W. Kennedy Blvd.
Tampa, FL 33609
813-870-1614
perry@grumanlaw.com
December 24, 31, 2021 21-01815K

FIRST INSERTION

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

CASE NO. 2020CA000581000000

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY FRANCIS ALLEN A/K/A MARY FRANCIS ALLEN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 19, 2021, and entered in 2020CA000581000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST 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 MARY FRANCIS ALLEN A/K/A MARY FRANCIS ALLEN, DECEASED; SHIRLEY DOLES; MARY J. ALLEN; SANDREA ALLEN; CALVIN ALLEN; BERNARD ALLEN; STEVE ALLEN; RISHARD ALLEN; HARRY LEE ALLEN; HAZEL ALLEN; MAZOLA MCNAIR; DEBORAH DAVIDSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LVNV FUNDING LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to

the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 21, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 27, IN BLOCK B OF POINCIANA HEIGHTS OF HAINES CITY REVISE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 46, PAGE 22.

Property Address: 513 N 3RD ST, HAINES CITY, FL 33844
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 16 day of December, 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\Ashley Bruneus Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email: ashbruneus@raslg.com
19-405415 - CaB
December 24, 31, 2021 21-01787K

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.: 2020CA-000088-0000-00

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KEYLEIGH A. HOLTON; AUSTIN K. YORK; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 13th day of December, 2021 and entered in Case No. 2020CA-000088-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KEYLEIGH A. HOLTON; AUSTIN K. YORK; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 11th day of February 2022 the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK D, BELLAIRE HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES(S) 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 1860 S BROADWAY AVE, BARTOW, FL 33830

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 20th day of December 2021.
By: /s/ Corey Lewis, Esq.
Corey Lewis, Esq.
Bar Number: 72580
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@cleagalgroup.com
19-04407
December 24, 31, 2021 21-01817K

FIRST INSERTION

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

CASE NO. 2019CA004653000000

REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROY MURRAY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 19, 2021, and entered in 2019CA004653000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE SOLUTIONS, INC. 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 ROY MURRAY, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ANNA LEE MURRAY A/K/A ANNER LEE MURRAY are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 21, 2022, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF NW 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, RUN EAST

25 FEET TO POINT OF BEGINNING; RUN NORTH 70 FEET, EAST 123.71 FEET, SOUTH 70 FEET, WEST 124.01 FEET TO POINT OF BEGINNING; ALSO KNOWN AS LOT 44 OF THE UNRECORDED PLAT OF PHILLIPS HEIGHTS, POLK COUNTY, FLORIDA.
Property Address: 1058 DETOUR ROAD, HAINES CITY, FL 33844

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 16 day of December, 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\Ashley Bruneus Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email: ashbruneus@raslg.com
19-376105 - CaB
December 24, 31, 2021 21-01786K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2019CA002797000000

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1, Plaintiff, vs. BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA, et al., Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated March 16, 2021, and entered in Case No. 2019CA002797000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1, is Plaintiff and BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA, et al., are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.polk.realforeclose.com at 10:00 a.m. on the 11th day of February, 2022, the following described property as set forth in said Summary Final Judgment, to wit:

LOT 10, BLOCK 743, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 27 THROUGH 42 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 520 Finch Court, Kissimmee, Florida 34759 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 12/20/2021
McCabe, Weisberg & Conway, LLC
By /s/ Robert A. McLain
Robert McLain, Esq.
FL Bar No. 195121
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 13-428286
December 24, 31, 2021 21-01814K

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. 2018CA002910000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. TERRY O. MORRIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 15, 2021, and entered in 2018CA002910000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and TERRY O. MORRIS; and SUN RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 11, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 58, SUN RIDGE VILLAGE EAST, ACCORDING TO THE PLAT THEREOF, RECORDING PLAT BOOK 122, PAGE 41,

cut in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and TERRY O. MORRIS; and SUN RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 11, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 58, SUN RIDGE VILLAGE EAST, ACCORDING TO THE PLAT THEREOF, RECORDING PLAT BOOK 122, PAGE 41,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 6011 KALEY DR, 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 21 day of December, 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
17-051239 - TaB
December 24, 31, 2021 21-01821K

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 POUCH ALL : Located at 541 garman ave : Polk County in the City of Daven-

port : Florida, 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this December day of 17, 2021
RENZI RONALD R
December 24, 2021 21-01809K

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 NAILS BY JESY : Located at 4069 Mahogany Run : Polk County in the City of Winter

Haven : Florida, 33884-2931 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this December day of 17, 2021
NEGRON ROBLEDJO JESENIA M
December 24, 2021 21-01811K

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.: 2019CA005003000000
U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs.

RAUL J. OTERO DE JESUS; ALEJANDRA MACIAS OTERO; 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 December 7, 2021 in Civil Case No. 2019CA005003000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, is the Plaintiff, and RAUL J. OTERO DE JESUS; ALEJANDRA MACIAS OTERO; DEUTSCHE BANK NATIONAL TRUST COMPANY; ASSOCIATION OF POINCIANA VILLAGES, INC.; INDEPENDENT SAVINGS PLAN 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 January 5, 2022 at 10:00:00 AM EST the following described real

property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 962, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN FLAT BOOK 53, PAGES 4 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 15 day of December, 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: 2021-12-15 16:20:40
Primary E-Mail:
ServiceMail@aldridgepите.com
1221-5562B
December 24, 31, 2021 21-01782K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2018CA004844000000
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

JUSTIN R. GARVIE, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 09, 2020, and entered in 2018CA004844000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JUSTIN R. GARVIE are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 18, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK A, T. H. JOHNSON'S ADDITION TO LAKE-LAND, FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 4, PAGE 55, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 822 JOHNSON AVE, LAKE-LAND, FL 33801

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, 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 16 day of December, 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: fmail@raslg.com
By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneus@raslg.com
18-234463 - TaB
December 24, 31, 2021 21-01783K

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.: 2016-CA-003236-0000-00
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC IMSC MORTGAGE LOAN TRUST 2007-F3, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-F3, Plaintiff, vs.

TANYA WILSON; 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 August 14, 2020 in Civil Case No. 2016-CA-003236-0000-00, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC IMSC MORTGAGE LOAN TRUST 2007-F3, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-F3 is the Plaintiff, and TANYA WILSON; TODD R. WILSON; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT 1 N/K/A ADRIANNA BRADLEY; LONGWOOD PLACE PROPERTY OWNERS 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, 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 January 12, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, LONGWOOD PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 23, 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 16 day of Dec., 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: Jennifer Travieso
Florida Bar #641065
Digitally Signed by Jennifer Travieso
Date: 2021-12-16 13:18:01
Primary E-Mail:
ServiceMail@aldridgepите.com
1221-14453B
December 24, 31, 2021 21-01785K

FIRST INSERTION

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

CASE NO. 2021-CA-002137
FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., A Florida Not-For-Profit Corporation, Plaintiff, v.

NIRMA F. PEREIRA-RAMIREZ; WADDY L. SANABRIA-RODRIGUEZ & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

TO: NIRMA F. PEREIRA-RAMIREZ, 8858 Hinsdale Heights Drive Polk City, FL 33868
If alive, and if dead, all parties claiming interest by, through, under or against NIRMA F. PEREIRA-RAMIREZ, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 88, Fountain Park - Phase 1, according to the plat thereof, as recorded in Plat Book 146, Page(s) 7 through 11, of the Public Records of Polk County, Florida.
Property Address: 8858 Hinsdale Heights Drive, Polk City, FL 33868

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

FIRST INSERTION

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

CASE NO. 2021CA002473000000
BANK OF AMERICA, N.A., Plaintiff, vs.

BETTY E. ALVERSON, et al., Defendant(s).

TO: BETTY E. ALVERSON and UNKNOWN SPOUSE OF BETTY E. ALVERSON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 18 OF "OAK MANOR" AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 43, PAGE 7.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before January 13,

defenses, if any, to it, on FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., c/o Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A., 860 N. Orange Avenue, Suite 135, Orlando, FL 32801 within 30 days from 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.

WITNESS my hand and the seal of this Court on October 4th, 2021.

Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By Lori Armijo
Deputy Clerk
c/o Sarah E. Webner, Esq.,
The Law Office of
Wonsetler & Webner, P.A.,
860 N. Orange Avenue, Suite 135,
Orlando, FL 32801
December 24, 31, 2021 21-01818K

FIRST INSERTION

2022/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 7th day of December, 2021.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Asuncion Nieves
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fmail@raslg.com
20-045803 - MaJ
December 24, 31, 2021 21-01784K

FIRST INSERTION

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The City Center Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2021, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District has an annual operating budget (not including debt service) for Fiscal Year 2021 of approximately \$301,065 for the General Fund. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than 270 days following the conclusion of the fiscal year.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General. Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally,

there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide seven (7) copies of their proposal to the District Manager, c/o DPF Management & Consulting, LLC located at 250 International Parkway Suite 280, Lake Mary, FL 32746 in an envelope marked on the outside "Auditing Services - City Center Community Development District." Proposals must be received by 2 p.m. on January 31, 2022, at the office of the District Manager. Please direct all questions regarding this Notice in writing to the District Manager, Patricia Thibault at pthibault@dpfmc.com, with e-mail copies to Michael Eckert at Michael.Eckert@KutakRock.com. City Center Community Development District
Davis McInnes, District Manager
December 24, 2021 21-01796K

FIRST INSERTION

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

CASE NO. 2020CA000033000000
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD BAILEY, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 19, 2021, and entered in 2020CA000033000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST 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 EDWARD BAILEY, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EDWARD A. BAILEY; LARRY S. BAILEY; HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 21, 2022,

the following described property as set forth in said Final Judgment, to wit: LOT 532, HIGHLAND FAIRWAYS, PHASE III-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 5 & 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2202 MISSION HILLS DRIVE, LAKE-LAND, FL 33810

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 16 day of December, 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: fmail@raslg.com
By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneus@raslg.com
19-384168 - CaB
December 24, 31, 2021 21-01788K

FIRST INSERTION

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

CASE NO. 2021-CA-002137
FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., A Florida Not-For-Profit Corporation, Plaintiff, v.

NIRMA F. PEREIRA-RAMIREZ; WADDY L. SANABRIA-RODRIGUEZ & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

TO: WADDY L. SANABRIA-RODRIGUEZ, 8858 Hinsdale Heights Drive Polk City, FL 33868
If alive, and if dead, all parties claiming interest by, through, under or against WADDY L. SANABRIA-RODRIGUEZ, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 88, Fountain Park - Phase 1, according to the plat thereof, as recorded in Plat Book 146, Page(s) 7 through 11, of the Public Records of Polk County, Florida.
Property Address: 8858 Hinsdale Heights Drive, Polk City, FL 33868

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

ten defenses, if any, to it, on FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., c/o Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A., 860 N. Orange Avenue, Suite 135, Orlando, FL 32801 within 30 days from 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.

WITNESS my hand and the seal of this Court on October 4th, 2021.

Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By Lori Armijo
Deputy Clerk
c/o Sarah E. Webner, Esq.,
The Law Office of
Wonsetler & Webner, P.A.,
860 N. Orange Avenue, Suite 135,
Orlando, FL 32801
December 24, 31, 2021 21-01819K

FIRST INSERTION

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

CASE NO. 2019CA003624000000
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

GRETCHEN A. ANGLERO AND CARLOS ANGLERO, HER HUSBAND, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 19, 2021, and entered in 2019CA003624000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and CARLOS ANGLERO; GRETCHEN A. ANGLERO; SYSCO CENTRAL FLORIDA, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 21, 2022, the following described property as set forth in said Final Judgment, to wit:

ALL OF THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH THE GRANTOR HAS IN AND TO THE REAL PROPERTY LOCATED IN POLK COUNTY, FLORIDA AND DESCRIBED AS: LOT 7 OF HEBRON HEIGHTS, AS SHOWN IN PLAT BOOK 66, PAGE 44 OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA.
Property Address: 5711 HEBRON LANE, LAKE-LAND, FL 33812

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 16 day of December, 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: fmail@raslg.com
By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneus@raslg.com
19-363152 - NiK
December 24, 31, 2021 21-01789K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL 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, Devisees, 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, Devisees, 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 7, 2022, the following
described property as set forth in said
Final Judgment, to-wit:
LOT 46, WINCHESTER ES-
TATES, AS PER PLAT THERE-
OF, RECORDED IN PLAT
BOOK 143, PAGE 16, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTER-
EST 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 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.
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
December 24, 31, 2021 21-01781K

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
Bright Smiles of Winter Haven located
at 1550 1st Street South in the City of

Winter Haven, Polk County, FL 33880
intends to register the said name with
the Division of Corporations of the De-
partment of State, Tallahassee, Florida.
Dated this 14th day of December,
2021.
Tranchau Hoang, DMD, PLLC
December 24, 2021 21-01800K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2021-CP-003990-0000-XX
Division 14
IN RE: ESTATE OF
SANDRA H. HARWELL
Deceased.

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 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 December 17, 2021.

The administration of the estate of
Sandra H. Harwell, deceased, whose
date of death was October 24, 2021,
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 per-
sonal 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 PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

Personal Representative:
Sharon E. Richard
8076 Lake James Boulevard
Lakeland, Florida 33810
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
December 17, 24, 2021 21-01773K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-001826
Division PROBATE
IN RE: ESTATE OF
DAVID B. BRINDLE, SR.
Deceased.
The administration of the estate of
David B. Brindle, Sr., deceased, whose
date of death was 4 April 2021, is
pending in the Circuit Court for Polk
County, Florida, Probate Division,
the address of which is 255 North Broad-
way avenue, Bartow, Florida 33830.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice 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 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 17 December, 2021.
Personal Representative:
David B. Brindle, Jr.
Address: 2440 Timbercreek Loop West
Lakeland, Florida 33805
Attorney for Personal Representative:
Robert D. Maguire
email: robert@maguirelegalgroup.com
Florida Bar No.: 0035106
Address: 190 East Avenue
Tallmadge, Ohio 44278
Telephone: (330) 633-0666
December 17, 24, 2021 21-01750K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-4076
IN RE: ESTATE OF
FRANCIS JOSEPH KOFRON,
Deceased.
The administration of the estate of
Francis Joseph Kofron, de-
ceased, whose date of death was July 2,
2021, is pending in the Circuit Court for
Polk County, Florida, Probate Division,
the address of which is 255 N. Broad-
way Ave., Bartow, FL 33838. The name
and address of the personal representa-
tive 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 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 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 December 17, 2021.
Personal Representative:
JAMES LEWIS KOFRON
33892 VIRGINIA STREET
MILLSBORO, DE 19966
Attorney for Personal Representative:
JEROME J. SANCHY, ESQ.
MORAN, SANCHY & ASSOCIATES
FLORIDA BAR NO. 240397
1800 SECOND STREET,
SUITE 830
SARASOTA, FL 34236
(941) 366-1800
EMAIL: main@moransanchylaw.com
December 17, 24, 2021 21-01749K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2021-CP-003712-0000-XX
Division: Probate
IN RE: ESTATE OF
DANIEL J. MOUTON,
Deceased.
The administration of the Estate of
Daniel J. Mouton, deceased, whose date
of death was October 13, 2021, is pending
in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 255 N. Broadway Ave., Bar-
tow, Florida 33830. The names and ad-
resses of the Personal Representative
and the Personal Representative's attor-
ney are set forth below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or 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 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 December 17, 2021.
Personal Representative:
Joseph Mouton, Jr.
101 Oliver Court
Houma, LA 70364
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
December 17, 24, 2021 21-01748K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2021CP0037640000XX
IN RE: ESTATE OF
CHRISTOPHER BROADHEAD
a/k/a CHRISTOPHER
J BROADHEAD
Deceased.
The administration of the estate of
CHRISTOPHER BROADHEAD a/k/a
CHRISTOPHER J BROADHEAD,
deceased, whose date of death was
August 23, 2021, file number File No.
2021CP0037640000XX, is pending in
the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 225 North Broadway Ave,
Bartow, FL 33830. The names and ad-
resses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or 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
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 December 17, 2021.
Personal Representative:
ELISA BROADHEAD
32 Lake Link Cir SE
Winter Haven, FL 33884
Attorney for Personal Representative:
Jessie E. Bowden
Florida Bar No. 0063836
3845 Fifth Avenue North
St. Petersburg, Florida 33713
Telephone: (727) 323-4719
pleadings@bowdenbarlow.com
December 17, 24, 2021 21-01759K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2021-CP-003898-0000-XX
Division 14
IN RE: ESTATE OF
RUSSELL ELLIOTT SHAW JR.
Deceased.
The administration of the estate of
Russell Elliott Shaw Jr., deceased,
whose date of death was September 18,
2021, 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 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 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 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 December 17, 2021.
Personal Representative:
David R. Shaw
3805 Hill Street
Lakeland, Florida 33812
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
December 17, 24, 2021 21-01756K

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
Case No. 532021CA002161000000
ROYAL RIDGE HOMEOWNERS
ASSOCIATION, INC., a Florida non-
profit Corporation,
Plaintiff, vs.
ALETA ROSE, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to Final Judgment of Foreclosure
dated December 2, 2021 in Case No.
532021CA002161000000 in the Cir-
cuit Court in and for Polk County,
Florida wherein ROYAL RIDGE
HOMEOWNERS ASSOCIATION,
INC, a Florida non-profit Corporation,
is Plaintiff, and ALETA ROSE, et al, is
the Defendant, I will sell to the highest
and best bidder for cash at: 10:00 A.M.
(Eastern Time) on JANUARY 31, 2022.
() www.polk.realforeclose.com the
Clerk's website for online auctions after
first given notice as required by Section
45.031, Florida Statutes, the following
described real property as set forth in
the Final Judgment, to-wit:
LOT 105, ROYAL RIDGE
PHASE ONE ADDITION, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 105, PAGES
9 AND 10, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
A/K/A: 3434 DRAFTFORD

DRIVE, DAVENPORT, FL
33837.
ANY PERSON CLAIMING AN INTER-
EST 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated: December 13, 2021
FLORIDA COMMUNITY
LAW GROUP, P.L.
Attorneys for Plaintiff
1855 Griffin Road, Suite A-423
Dania Beach, FL 33004
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
December 17, 24, 2021 21-01769K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2021-CP-3762
IN RE: ESTATE OF
SHANNON MARIE
SWIERZBINSKI,
Deceased.
The administration of the Estate of
Shannon Marie Swierzbinski, deceased,
whose date of death was February 12,
2021, is pending in the Circuit Court for
Polk County, Florida, Probate Division,
the address of which is P.O. Box 9000,
Bartow, Florida 33831. The names and

addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or 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 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 December 17, 2021.
Signed on Sept. 28, 2021.
Joseph R. Diener
Personal Representative
510 Autumn Stream Drive,
Auburndale, Polk County,
Florida 33823
William P. Ellsworth
Attorney for Personal Representative
Florida Bar No. 1024234
Ice Miller, LLP
2300 Cabot Drive, Suite 455
Lisle, Illinois 60532
Telephone: (630) 955-6590
4813-9046-6789.2
December 17, 24, 2021 21-01757K

SECOND INSERTION

TRUST ADMINISTRATION NOTICE
In re:
THE C. J. STEFFEN
LIVING TRUST
Co-Trustees: Brian R. Collette, Bethann
C. Collett and Robert J. Steffen, 160
Santa Rita Drive, Weirton, WV 26062
Attorney for Co-Trustees:
John P. Donovan, Esquire,
John & Donovan & Associates, LLC,
434 Allegheny River Boulevard, Suite
200, Oakmont, PA 15139
NOTICE OF TRUST

ADMINISTRATION
The Co-Trustees named below gives notice
of the death of Carol J. Steffen, late
of the Borough of Castle Shannon, Al-
legheny County, Pennsylvania, who died
on April 21, 2021. During her lifetime,
the said Decedent established the C.J.
Steffen Living Trust dated December
30, 1997, of which Brian R. Collette,
Bethann C. Collett and Robert J. Stef-
fen are the Co-Trustees. The Co-Trust-
ees request all persons having claims
against the Decedent to make known

the same in writing to them or their at-
torney, and all persons indebted to the
Decedent to make payment to them
without delay:
Brian R. Collette, Bethann C. Collett
and Robert J. Steffen, Co-Trustees, 160
Santa Rita Drive, Weirton, WV 26062
or to:
John P. Donovan, Esquire, John P.
Donovan & Associates, LLC, 434 Al-
legheny River Boulevard, Suite 200,
Oakmont, PA 15139.
December 17, 24, 2021 21-01760K

SAVE TIME - EMAIL YOUR LEGAL NOTICES
Sarasota County • Manatee County • Hillsborough County • Charlotte County
Pinellas County • Pasco County • Polk County • Lee County
Collier County • Orange County
legal@businessobserverfl.com
Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

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

53-19-CA-004699-000000
SILVERLEAF RESORTS, LLC
Plaintiff, vs.
LIRA ET AL.,
Defendant(s).

Notice is hereby given that on 1/5/22 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the UNIT/Use Periods described below, of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325. Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive 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, covenants, conditions and provisions in the Declaration and any amendments thereto

Count IV
LISA A BELLANGER and

MARTHA F LOMBARDO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARTHA F LOMBARDO,
Interest 1.923%, Use Period No./ Unit No. 17/0026, Building D ,
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-19-CA-004699-000000.

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 1 year 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 December 15, 2021.

JERRY E. ARON, P.A.
Attorney for Plaintiff
Florida Bar No. 0236101
2505 Metrocentre Blvd., Suite 301
West Palm Beach, FL 33407
Telephone (561) 478-0511
Facsimile (561) 478-0611
jaron@aronlaw.com
mevans@aronlaw.com
December 17, 24, 2021 21-01780K

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

Case No. 2021CA000686000000

Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Sylvia Jones a/k/a Sylvia O. Jones,
Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA000686000000 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 The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sylvia Jones a/k/a Sylvia O. Jones, Deceased; CYNTHIA GAILE JONES A/K/A CYNTHIA GAILE RYANS A/K/A CENITHA GAILE RYANS A/K/A CENITHA G. RYANS; JOHNNIE WAYNE JONES A/K/A JOHNNIE W. JONES; Clerk of the Court, Polk County, Florida 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 10:00AM on the 5th day of January, 2022, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 109.0 FEET OF
THE NORTH 436.0 FEET OF

SECOND INSERTION

THE WEST 400.0 FEET OF
THE NORTHWEST QUARTER
(NW-1/4) OF THE SOUTH-
EAST QUARTER (SE-1/4) OF
THE SOUTHEAST QUAR-
TER (SE-1/4) OF SECTION
25, TOWNSHIP 31 SOUTH,
RANGE 25 EAST, POLK
COUNTY, FLORIDA, LESS
ROAD RIGHT OF WAY.
TOGETHER WITH 2005
FLEETWOOD MOBILE HOME
VIN NO. GAFLA07A53238BH21

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 December, 2021.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4769
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Jonathan Mesker
Jonathan Mesker, Esq.
Florida Bar No. 805971
File # 20-F00050
December 17, 24, 2021 21-01741K

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. 2019CA003959000000
NATIONSTAR HECM
ACQUISITION TRUST

2018-3, WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT
INDIVIDUALLY, BUT SOLELY AS
TRUSTEE,
Plaintiff, vs.
JAMES T. WILDING, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2020, and entered in 2019CA003959000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR HECM ACQUISITION TRUST 2018-3, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE is the Plaintiff and JAMES T. WILDING, and 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 January 6, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 14 AND 15, BLOCK 74,
AMENDED MAP OF POLK
CITY, A SUBDIVISION AC-
CORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 24, PAGES 1
AND 1A, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.
Property Address: 124 S AZA-
LEA AVENUE, POLK CITY, FL
33868

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 10 day of December, 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: fmail@raslg.com
By: /s/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
19-370657 - CaB
December 17, 24, 2021 21-01777K

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. 2019CA003384000000
PHH MORTGAGE
CORPORATION,
Plaintiff, vs.
JAY R. TRIMM, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 8, 2021, and entered in 2019CA003384000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JAY R. TRIMM is the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 6, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK F, W. W.
SCOTT'S ADDITION TO WA-
VERLY, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 4, PAGE 23, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
AND

LOT 8, BLOCK F, W. W.
SCOTT'S ADDITION TO WA-
VERLY, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 4, PAGE 23, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
Property Address: 613 WEST
DATE ST, WAVERLY, FL 33877

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 10 day of December, 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: fmail@raslg.com
By: /s/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
20-058206 - CaB
December 17, 24, 2021 21-01778K

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. 2021CA000882000000
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
Plaintiff, vs.
ORVILLE WELLS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 8, 2021, and entered in 2021CA000882000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and LUCILLE WELLS; UNKNOWN SPOUSE OF LUCILLE WELLS N/K/A THOMAS WELLS; and UNITED STATES OF AMERICA

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 January 6, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BROOKHAVEN VIL-
LAGE SECOND ADDITION,
ACCORDING TO MAP OR
PLAT THEREOF AS RECORDED
IN PLAT BOOK 86, PAGE 3,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
Property Address: 6365 LOLLY
BAY LOOP NE, WINTER HA-
VEN, FL 33881

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 10 day of December, 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: fmail@raslg.com
By: /s/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
20-079664 - CaB
December 17, 24, 2021 21-01779K

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2021CA-002658

WE IMPROVE HOMES, LLC.,
Plaintiff, v.
JOSEPH MANDRELLE,
Defendant.

TO: JOSEPH MANDRELLE, address
unknown.

YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida:

The West 1/2 of Lot 42, Unre-
corded Royal Ranches, described
as: The West 1/2 of the North 1/2
of the West 1/2 of the NW 1/4
of the NE 1/4 of the SW 1/4 of
Section 6, Township 30 South,
Range 26 East, Polk County,
Florida.

("the subject property").

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 12-6-21.

Default Date 1-8-22.

STACY M. BUTTERFIELD,
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Charley Devereux
As Deputy Clerk

Plaintiff's Attorney:
Christopher A. Desrochers, Esq.,
Christopher A. Desrochers, P.L.,
2504 Ave. G NW,
Winter Haven, FL 33880.
(863) 299-8309.
Email: cadlawfirm@hotmail.com
Dec. 10, 17, 24, 31, 2021 21-01725K

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2021-CA-1354

815 N. MASS AVE LLC, a Florida
Limited Liability Company,
Plaintiff(s), vs.

ZONEASE PORTER; Jane Doe,
as Personal Representative to the
Estate of Betty Moore; John Doe, as
Personal Representative of the estate
of SOPHIE MAY; John Doe, as
Personal Representative of the estate
of WILLIAM MAY; John Doe, as
Personal Representative of the estate
of JOSEPH HADDEN; BARBARA
MOORE; and MARIO COOPER,
Defendant(s).

TO BARBARA MOORE; and MARIO
COOPER:

YOU ARE HEREBY NOTIFIED that
an action to Quiet Title to real property
described as:

Lot 4, Block C, Lincoln Park,
according to the map or plat
thereof, as recorded in Plat Book
1, Page(s) 109, of the Public Re-
cords of Polk County, Florida.

has been filed by Plaintiff, 815 N. MASS AVE LLC, a Florida Limited Liability Company, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before Jan. 6, 2022 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 30th day of Nov., 2021.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Anuncion Nieves
Deputy Clerk
Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
Dec. 10, 17, 24, 31, 2021 21-01702K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT, TENTH
JUDICIAL CIRCUIT IN AND FOR
POLK COUNTY, FLORIDA
CASE NO.: 2020-CC-004942

ASSOCIATION OF POINCIANA
VILLAGES, INC., a Florida
not-for-profit corporation,
Plaintiff, v.
SAINTINA PETIT, et al.,
Defendant.

NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated November 22, 2021 and entered in Case No. 2020-CC-004942, in the County Court, in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and SAINTINA PETIT is the Defendant, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 10th day of January 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 12, Block 398, Poinciana
Neighborhood 2 West, Vil-
lage 7, according to the map or
plat thereof as recorded in Plat
Book 55, Pages 5-18, Public Re-
cords of Polk County, Florida.
Parcel Identification Num-
ber:28-27-33-934460-398120.

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 13th day of December, 2021.

/s/ Michael J. McCabe
Michael J. McCabe
Florida Bar No. 0021108
McCabe & Ronsman
110 Solana Road, Suite 102
Nesquehanna Beach, Florida 32082
service@fcalegal.com
December 17, 24, 2021 21-01761K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2019CA001539000000
MTGLQ INVESTORS, LP,
Plaintiff, vs.

FLORIDA KALANIT 770 LLC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 14, 2021, and entered in 2019CA001539000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MTGLQ INVESTORS, LP is the Plaintiff and FLORIDA KALANIT 770 LLC; CLARISSA FARGAS; JOSUE ANDUJAR; and HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 4, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 68, HAMPTON ESTATES
PHASE 2, VILLAGE 5, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 117, PAGES 44
AND 45, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.
Property Address: 172 KEL-
LYGREEN AVE, DAVENPORT,
FL 33897

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 12 day of December, 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: fmail@raslg.com
By: /s/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
19-253912 - NaC
December 17, 24, 2021 21-01772K

**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

**Business
Observer**

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case No.: 21-CC-1399
VILLA SORRENTO OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. COCO AV, LLC, UNKNOWN TENANT 1, UNKNOWN TENANT 2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.
 Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Polk County, Florida, described as:
 Lot 56, Villa Sorrento according to the Plat thereof as recorded in Plat Book 133, page(s) 40 and 41, of the Public Records of Polk County, Florida.
 at public sale, to the highest and

best bidder for cash, at www.polk.realforeclose.com at 10:00 a.m., on the 4th day of February, 2022.
 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 14th day of December, 2021.
 FRISCIA & ROSS, P.A.
 Brenton J. Ross, Esquire
 Florida Bar #0012798
 5550 W. Executive Drive,
 Suite 250
 Tampa, Florida 33609
 (813) 286-0888/(813) 286-0111 (FAX)
 Attorneys for Plaintiff
 December 17, 24, 2021 21-01771K

SECOND INSERTION

NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 21-CP-002271
Section: 14
Adversary Proceeding
IN RE: ESTATE OF
MARCUS ERIN McDONALD, a/k/a
MARCUS E. McDONALD,
Deceased.
PAMELA RENEE McDONALD,
Petitioner, vs.
PATSY KAY MCKINLEY, Unknown
Spouse of Patsy Kay McKinley, and
all unknown Parties claiming, by
through, under or against the above
named Respondent, who are not
known to be dead or alive, whether
said unknown parties may claim an
interest as spouses, heirs, devisees,
grantees, creditors, or other
claimants,
Respondents.
 TO: PATSY KAY MCKINLEY,
 ALL OTHERS WHOM IT MAY CONCERN,
 Residence unknown:
 YOU ARE HEREBY NOTIFIED that a Petition To Quiet Title involving the following property in Polk County, Florida:
 The Southerly 1/2 of the following:
 The East 263.93 feet of the North 330.09 feet of the West 1/4 of the N/E 1/4 of Section 9, Township 28 South, Range 23 East, Polk County, Florida; LESS and EXCEPT the East 25 feet for road right-of-way.
 Together with 1967 MONZ Mobile Home, ID# 6358, Title# 2738044 and 1973 Chev Mobile Home, # 60V2FD1378, Title# 5265489
 Parcel Id No.:
 23-28-09-000000-014230
 was filed in this Court on the 22nd, day of November, 2021, against you,

by PAMELA RENEE McDONALD, as Personal Representative of the Estate of Marcus Erin McDonald, and you are required to serve a copy of your written defenses, if any to it, on the Petitioner's attorney, whose name and address are:
 THEODORE N. TAYLOR, ESQ.
 LAW OFFICE OF
 THEODORE N. TAYLOR, P.A.
 202 S. Collins Street
 Plant City, FL 33563
 (813) 752-5633
 Email: ttaylor@tntpalaw.com
 E-service: amylamas@tntpalaw.com
 Florida Bar No. : 261319
 on or before January 3, 2022, and file the original with the clerk of this court, otherwise a judgment of quiet title may be entered for the relief demanded in the 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.
 WITNESS my hand and the seal of said Court on November 30, 2021.
 STACY M. BUTTERFIELD
 As Clerk, Circuit Court
 (Court Seal) BY: Karen Lindstrom
 As Deputy Clerk
 THEODORE N. TAYLOR, ESQ.
 LAW OFFICE OF
 THEODORE N. TAYLOR, P.A.
 202 S. Collins Street
 Plant City, FL 33563
 (813) 752-5633
 Email: ttaylor@tntpalaw.com
 E-service: amylamas@tntpalaw.com
 Florida Bar No. : 261319
 Dec. 17, 24, 31, 2021; Jan. 7, 2022
 21-01747K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO.: 2020CA002765
5124 RIFLE RANGE ROAD, LLC,
Plaintiff, v.
BIG-E TRAILERS, INC., et al.
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 2, 2021, entered in Case No. 2020CA002765 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, the clerk, Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on the 10th day of January, 2022, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:
 See Exhibit "A" EXHIBIT "A"
 Lots 13, 14, 15, 16 and 17, of unrecorded subdivision combined, being that part of Section 32, Township 29 South, Range 26 East, Polk County, Florida, described follows: Commence at the intersection of the North right of way line of State Road 60 with the Westerly right of way line of State Road 655, and run North along said Westerly right of way line, 1300.00 feet to the Point of Beginning; thence continue North along said Westerly right of way line, 750.00 feet; thence West parallel with said Northerly right of way line of said State Road 60, a distance of 560.00 feet; thence South, parallel with said Westerly right of way line, 750.00 feet; thence East, parallel with the North boundary, 560.00 feet to the Point of Beginning.
 LESS AND EXCEPT: The North 10 feet of Lot 17, being that part of Section 32, Township 29 South, Range 26 East, Polk County, Florida, described as: Commence at the intersection of the North right of way line of

State Road 60 with the Westerly right of way line of State Road 655, and run North along said Westerly right of way line 2040.00 feet to the Point of Beginning; thence continue North along said Westerly right of way line, 10.00 feet; thence West parallel with said Northerly right of way line of said State Road 60, a distance of 560.00 feet; thence South parallel with said Westerly right of way line, 10.00 feet; thence East, parallel with the North boundary, 560.00 feet to the Point of Beginning.
 Street address: 5124 Rifle Range Road, Bartow, FL
 Account no.: 26-29-32-000000-011030
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale.
 Notice of the changed time of sale shall be published as provided herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 14th day of December, 2021.
 LORIUM LAW
 101 N.E. Third Avenue, Suite 1800
 Fort Lauderdale, Florida 33301
 Telephone (954) 462 8000
 Telecopier (954) 462 4300
 By /s/ Richard B. Storfer
 Richard B. Storfer
 Florida Bar No. 984523
 rstorfer@loriumlaw.com
 4775.005
 December 17, 24, 2021 21-01768K

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. 2020CA000518000000
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
JUDITH HUGHES, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 4, 2021, and entered in 2020CA000518000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JUDITH A. HUGHES; MORGAN SCOTT HUGHES; and CASA DEL SOL (WINTER HAVEN) CONDOMINIUM ASSOCIATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 4, 2022, the following described property as set forth in said Final Judgment, to wit:
 APARTMENT NO. 25, BUILDING 2, CASA DEL SOL CONDOMINIUM VILLAGE, PHASE II, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1976, FILED FOR RECORD NOVEMBER 5, 1976, AND RECORDED IN O.R. BOOK 1718, PAGE 447-500, AND ANY AMENDMENTS THEREOF; AND ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 2,

PAGE 67, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
 Property Address: 2500 21ST ST NW #25, WINTER HAVEN, FL 33881
 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 9 day of December, 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
 20-058203 - CaB
 December 17, 24, 2021 21-01755K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 53-2021-CA-002923
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST GILBERT S. BINSTED
AKA GILBERT SALVATORE
BINSTED, DECEASED, et al,
Defendant(s).
 To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST GILBERT S. BINSTED AKA GILBERT SALVATORE BINSTED, DECEASED
 Last Known Address: PUBLISH UNKNOWN, N/A 00000
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 7 OF UNRECORDED ENCHANTED OAKS DESCRIBED AS: THE SOUTH 85 FEET OF THE NORTH 355 FEET OF THE EAST 140 FEET OF THE WEST 470 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 24 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1118 TRIMBLE DRIVE LAKELAND FL 33801
 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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: January 6, 2022
 WITNESS my hand and the seal of this court on this 30th day of November, 2021.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 (SEAL) By: Asuncion Nieves
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 - 21-006336
 December 17, 24, 2021 21-01754K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.
53-2021-CP-003946-0000-XX
Division 14
IN RE: ESTATE OF
CAROLYN RITTER WHELOCK
Deceased.
 The administration of the estate of Carolyn Ritter Wheelock, deceased, whose date of death was September 19, 2021, 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 December 17, 2021.
Personal Representative:
Emily Wheelock-Moses
 7211 Pinehaven Drive
 Lakeland, Florida 33810
 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
 December 17, 24, 2021 21-01758K

SECOND 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 Oc-

cupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 1/3/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnish-

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2020-CC-3927
ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation,
Plaintiff, v.
JENNIFER N. JAMES, KNOWN
HEIR OF ELWIN S. JAMES,
DECEASED, et al.,
Defendants.
 NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated November 22, 2021 and entered in Case No. 2020-CC-3927, in the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and JENNIFER N. JAMES, KNOWN HEIR OF ELWIN S. JAMES, DECEASED, et al., are the Defendants, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 10th day of January, 2022, the following described property as set forth in said Final Judgment, to wit:
 Lot 10, Block 281, POINCIANA, Neighborhood 6 South, Village 3, according to the Official Plat thereof as recorded in Plat Book 53, Pages 43 through 49, Public Records of Polk County, Florida.
 Parcel Identification Number: 28-27-35-934560-281100.
 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 13th day of December, 2021.
 /s/ Michael J. McCabe
 Michael J. McCabe
 Florida Bar No. 0021108
 McCabe & Ronsman
 110 Solana Road, Suite 102
 Ponte Vedra Beach, Florida 32082
 service@flcalegal.com
 December 17, 24, 2021 21-01764K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2020-CC-002194
ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation,
Plaintiff, v.
SAINTINA PETIT, et al.,
Defendant.
 NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated November 22, 2021 and entered in Case No. 2020-CC-002194, in the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and SAINTINA PETIT is the Defendant, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 10th day of January, 2022, the following described property as set forth in said Final Judgment, to wit:
 Lot 21, Block 470, Poinciana Neighborhood 2 West, Village 7, according to the map or plat thereof as recorded in Plat Book 55, Pages 5-18, Public Records of Polk County, Florida.
 Parcel Identification Number: 28-27-33-934460-470210.
 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 13th day of December, 2021.
 /s/ Michael J. McCabe
 Michael J. McCabe
 Florida Bar No. 0021108
 McCabe & Ronsman
 110 Solana Road, Suite 102
 Ponte Vedra Beach, Florida 32082
 service@flcalegal.com
 December 17, 24, 2021 21-01765K

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2020-CC-000884
ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation,
Plaintiff, v.
RAFAEL PENARANDA, et al.,
Defendant.
 NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated December 6, 2021 and entered in Case No. 2020-CC-000884, in the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and RAFAEL PENARANDA is the Defendant, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 10th day of January, 2022, the following described property as set forth in said Final Judgment, to wit:
 Lot 18, Block 282, Village 3, Neighborhood 6S, Poinciana Subdivision, according to the plat thereof recorded in Plat Book 54 at Page 44 of the Public Records of POLK County, Florida.
 Parcel Identification Number: 28-27-35-934560-282180.
 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 13th day of December, 2021.
 /s/ Michael J. McCabe
 Michael J. McCabe
 Florida Bar No. 0021108
 McCabe & Ronsman
 110 Solana Road, Suite 102
 Ponte Vedra Beach, Florida 32082
 service@flcalegal.com
 December 17, 24, 2021 21-01762K

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2020-CC-004931
ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation,
Plaintiff, v.
SAINTINA PETIT, et al.,
Defendant.
 NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated November 20, 2021 and entered in Case No. 2020-CC-004931, in the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and SAINTINA PETIT is the Defendant, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 19th day of January, 2022, the following described property as set forth in said Final Judgment, to wit:
 Lot 8, Block 408, Poinciana Neighborhood 2 West, Village 7, according to the map or plat thereof as recorded in Plat Book 55, Page(s) 5-18, Public Records of Polk County, Florida.
 Parcel Identification Number: 28-27-33-934460-408080.
 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 13th day of December, 2021.
 /s/ Michael J. McCabe
 Michael J. McCabe
 Florida Bar No. 0021108
 McCabe & Ronsman
 110 Solana Road, Suite 102
 Ponte Vedra Beach, Florida 32082
 service@flcalegal.com
 December 17, 24, 2021 21-01763K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
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