Public Notices

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JANUARY 7 - JANUARY 13, 2022

FIRST INSERTION

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 21CP-4184 IN RE: ESTATE OF Ellen R. Follett

deceased. The administration of the estate of Ellen R. Follett, deceased, Case Number 21CP-4184, 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 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 has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA File No. 2021 CP 4411 Division Probate IN RE: ESTATE OF DENIS ROLAND ROSS

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 Denis Roland Ross, deceased, File Number 2021 CP 4411, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830; that the decedent's date of death was May 27, 2021; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address

Michael A. Ross 2659 Kimmeridge Dr. East Point, GA 30344 Kevin D. Ross 317 Challenger Ave. Davenport, FL 33897 Eric B. Ross 137 Brookdale Rd. #6 Salem, NH 03079 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-4201 IN RE: ESTATE OF **BEVERLY JOYCE MORRIS,**

Deceased. The administration of the estate of BEVERLY JOYCE MORRIS, deceased, whose date of death was July 23, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway

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 Jan. 7, 2022. Margaret E. Decker Personal Representative Address: 8338 Drycreek Drive, Tampa, Florida 33615 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 Lake Avenue

Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative January 7, 14, 2022 22-00008K

FIRST INSERTION

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. NOT-WITHSTANDING 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 January 7, 2022. Person Giving Notice: Michael A. Ross 2659 Kimmeridge Dr. East Point, Georgia 30344 Attorney for Person Giving Notice Patrick L. Smith Attorney Florida Bar Number: 27044 179 N. US HWY 27, Ste. F Clermont, FL 34711 Telephone: (352) 204-0305

E-Mail: attypatricksmith@gmail.com Secondary E-Mail: becky.attorneypatricksmith@gmail.

Fax: (352) 833-8329

com January 7, 14, 2022 22-00009K

FIRST INSERTION

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

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

STATE OF FLORIDA PROBATE DIVISION File Number: 21-CP-002743 IN RE: The Estate of:

PATSY SPENCER DOWNS **Deceased.** The administration of the estate of

PATSY SPENCER DOWNS, deceased, whose date of death was September 12, 2014, and whose social security number is XXX-XX-4514 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 355 Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 21CP-3665 Division Probate IN RE: ESTATE OF ROLAND BROUSSEAU

Deceased. The administration of the estate of Roland Brousseau, deceased, whose date of death was December 9, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2018CA004957000000 REVERSE MORTGAGE FUNDING, LLC,

Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF PATRICIA

All 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 WITH-IN THE TIME SET FORTH IN SEC-TION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is January 7, 2022. **Petitioner:** Justin M. Sheridan 1041 Rustic Estates Drive Lakeland, Florida 33811-2316 Attorney for Petitioner: By: /s/Thomas J. Gallo Thomas J. Gallo, Esq. THOMAS J. GALLO, ATTORNEY, P.A. FBN: 0723983

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

22-00017K

2240 Lithia Center Lane

Valrico, Florida 33596

January 7, 14, 2022

(813) 815-4529

NOTICE.

BARRED.

POLK COUNTY, FLORIDA PROBATE DIVISION File No. 21CP-3867 Division Probate IN RE: ESTATE OF MILAGROS JIMENEZ WALKER Deceased. The administration of the estate of

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

Milagros Jimenez Walker, deceased, whose date of death was August 12, 2021, 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 WITH-

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

PROBATE DIVISION File No. 53-2021-CP-001053-0000-XX Division: Probate IN RE: ESTATE OF

WILLIE CHESTER TEADT, Deceased.

The administration of the Estate of Willie Chester Teadt, deceased, whose date of death was January 12, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

realforeclose.com beginning at 10:00 AM on February 15, 2022 the following described property as set forth in

said Final Judgment, to-wit:. LOT 10, PINE LAKE, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 5515 Bailey Road, Mulberry, Florida 33860

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is January 7, 2022. **Personal Representative:** /s/ Monica W. Patterson Monica W. Patterson

2974 Nestle Creek Dr. Marietta, Georgia 30062 Attorney for Personal Representative: /s/ Rebecca L. Nichols Rebecca L. Nichols, Esq. Florida Bar Number: 72264 Attorney for Personal Representative Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, FL 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: rebecca@stonelawgroupfl.com Secondary E-Mail: mkerns@stonelawgroupfl.com 22-00021K January 7, 14, 2022

FIRST INSERTION

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 7, 2022.

Personal Representatives: Hazen Ray Teadt 19003 Road 338 Pass Christian, MS 39571 Anne Steed Teadt

19003 Road 338 Pass Christian, MS 39571

Attorney for Personal Representatives: Carol J. Wallace Florida Bar No. 71059 Elder Law Firm of Clements & Wallace, PL 310 E Main Street Lakeland, Florida 33801 Telephone: (863) 687-2287

Fax: (863) 682-7385 Email: cwallace@mclements.com Secondary Email: abaustert@mclements.com January 7, 14, 2022 22-00026K

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M Vanslette, Esq FBN: 92121 File No: CE18067-JMV Case No.: 2018CA004957000000 January 7, 14, 2022 22-00020K

The date of first publication of this notice is January 7, 2022. Personal Representative /s/ Tina M. Dick Tina M. Dick 37328 Heidi Terrace, L-15 Avon Park, Florida 33825 Attorney for Personal Representative /s/ Rebecca L. Nichols Charlotte C. Stone, Esq. Florida Bar Number: 21297 Rebecca L. Nichols, Esq.

Florida Bar Number: 72264 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: rebecca@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com January 7, 14, 2022 22-00028K

FIRST INSERTION

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 17, 2021 entered in Civil Case No. 2018CA004957000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORT-GAGE FUNDING, LLC, Plaintiff and

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

Towing Solution Central Florida gives notice and intent to sell, for nonpay-ment/enforcement FL Statute 713.785 towing & storage fees the following vehicle on 1/20/22 at 8:30 AM at 202 Cadiz Loop, Davenport, FL 33837 Polk County FL. Said Company Reserves the right to accept or reject any and all bids. 2008 BMW

VIN# 5UXFE83548LZ99362 January 7, 2022 22-00022K

The date of first publication of this notice is: January 7, 2022. RONALD L. MORRIS

Personal Representative

1701 West Commerce, #24 Haines City, FL 33844 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 22-00027K January 7, 14, 2022

FIRST INSERTION

NOTICE OF PUBLIC SALE

Nation Trucking and Leasing, LLC gives notice and intent to sell, for non-payment of storage fees per FL Statue 83.805-806 by Rafael Alicea the following vehicle on 1/25/22 at 8:30AM at 812 2nd St, Winter Haven, FL 33881 Said Company reserves the right to accept or reject any and all bids. 1989 DODG

VIN# 1B7HM16Y5KS083751 January 7, 14, 2022 22-00025K HARRELL BALTES A/K/A PATRICIA A. BALTES; CHRISTOPHER CROSBY; GREGORY CROSBY: PATRICK SCOTT CROSBY A/K/A SCOTT CROSBY; DANIELLE **CROSBY; UNITED STATES OF** AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: THE INDEPENDENT SAVINGS PLAN COMPANY; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

OF PATRICIA HARRELL BALTES A/K/A PATRICIA A. BALTES; CHRISTOPHER CROSBY; GREG-ORY CROSBY; PATRICK SCOTT CROSBY A/K/A SCOTT CROSBY; DANIELLE CROSBY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; THE INDEPENDENT SAVINGS PLAN COMPANY; UNKNOWN TENANT #1 N/K/A CHRIS CROS-BY, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.

UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS AND TRUSTEES

FIRST INSERTION

Notice is hereby given that PIPKIN SECURE STORAGE, LLC, OWNER, desiring to engage in business under the fictitious name of STORQUEST -LAKELAND/PIPKIN located at 5904 HILLSIDE HEIGHTS, LAKELAND,

FLORIDA 33812 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. January 7, 2022 22-00019K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that YENNY RAQUEL PENA, OWNER, desiring to engage in business under the fictitious name of 3 FLOWERS FLORAL ARRANGEMENTS located at 150 GRANADA BLVD, DAVENPORT,

FLORIDA 33837 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. 22-00012K January 7, 2022



ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. If you are a person with a disability

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 HILLCREST PARTNERS located at 882 Ashton Oaks Circle, in the County of Polk, in the City of Lakeland, Florida

33813, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Polk County, Florida this 3rd day of January 2022. By: HILLCREST FAMILY, LLC, Owner

#7573901_1

January 7, 2022

22-00023K





DIVISION

Pass-Through Certificates,

Dwight Powell a/k/a

Dwight M. Powell, et al.,

Plaintiff, vs.

Defendants.

POLK COUNTY

FIRST INSERTION

NOTICE OF FORECLOSURE SALE 2017CA003961000000 of the Circuit IN THE CIRCUIT COURT OF THE Court of the TENTH Judicial Cir-TENTH JUDICIAL CIRCUIT IN AND cuit, in and for Polk County, Florida, FOR POLK COUNTY, FLORIDA wherein HSBC Bank USA, N.A., as GENERAL JURISDICTION Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of Case No. 2017CA003961000000 HSBC Bank USA, N.A., as Trustee ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Backed Pass-Through Certificates is registered holders of ACE Securities the Plaintiff and Dwight Powell a/k/a Dwight M. Powell; Genevieve Pow-Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed ell; Spanish Oaks Of Central Florida Homeowners Association, Inc.; United States of America, Department of the Treasury - Internal Revenue Service are the Defendants, that Stacy M. Butterfield, Polk County Clerk of NOTICE IS HEREBY GIVEN pur-Court will sell to the highest and best bidder for cash at, www.polk. suant to the Final Judgment and/ or Order Rescheduling Foreclo-sure Sale, entered in Case No. realforeclose.com, beginning at 10:00 AM on the 24th day of January,

2022, the following described property as set forth in said Final Judgment, to wit: LOT 33, SPANISH OAKS, AC-CORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 130, PAGE 35, 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 4th day of January, 2022.

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 Case No. 2017CA003961000000 File # 16-F05741 January 7, 14, 2022 22-00024K

The Public Notice laws are changing, but working with us is not.

When the new laws^{*} go into effect Jan.1, 2022, the Business Observer will still be in compliance. Which means doing business with us will still be simple, fast, affordable and accurate.

The Business Observer offers:

- Electronic invoicing and E-filing capabilities
- Professional staff to quickly assist you
- Low competitive flat rates
- Qualified legal status
- All print notices published by the Business Observer are automatically placed on BusinessObserverFL.com and FloridaPublicNotices.com at no additional cost

To publish your legal notices, call Kristen: 941-906-9386, ext. 323 Email: kboothroyd@BusinessObserverFL.com



*Florida House Bill 35

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.

2020CC-001800-0000-00 ARLINGTON HEIGHTS HOMEOWNERS' ASSOCIATION, INC. Plaintiffs, v. CASSIE LEE GLOVER. a/k/a CASSIE LEE DAVIS, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated December 21, 2021, and entered in the above styled cause, wherein ARLINGTON HEIGHTS HOMEOWNERS' AS-SOCIATION, INC. is the Plaintiff and CASSIE LEE GLOVER, a/k/a CASSIE LEE DAVIS, is the Defendant, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on January 25, 2022 the following described property as set forth in said Final Judgment:

ÄRLINGTON 38 of HEIGHTS and further described as follows: Lot 38, Arlington Heights Subdivision, according to the map or plat thereof, recorded in Plat Book 116, Page 34, of the Public Records of Polk County, Florida. Parcel ID #272728-776627-000380 All sales are to be held online, pursu-

ant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk. realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. Any person claiming an interest in the 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 dis-ability 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; you are hearing or voice impaired, call 711.

Dated January 3, 2022. STACY M. BUTTERFIELD, Clerk of the Circuit Court /s/ Christopher Desrochers Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com Fla. Bar #094897 Counsel for Plaintiff. For the Court. January 7, 14, 2022 22-00014K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2021-CA-001268

FOUNDATION CAPITAL **RESOURCES**, INC., a Georgia Corporation Plaintiff v.

IGLESIA NUEVA VISION, INC. a Florida Corporation and UNKNOWN TENANTS N/K/A ANTONIO ORTEGA

Defendants NOTICE IS HEREBY GIVEN THAT, pursuant to the Uniform Final Judgment of Foreclosure, entered on De-cember 21, 2021, in this cause in the Circuit Court of Polk County, Florida, the Clerk of Court will sell the property situated in Polk County, Florida, described as:

PARCEL I Lot 9, of UNIT NO. 2 FAIR-MOUNT PARK, according to the Plat thereof, as recorded in Plat Book 39, Page 28, of the Public Records of Polk County, Florida. Commonly known as 2120 South Crystal Lake Drive, Lakeland, Florida

PARCEL II Lot 8, of UNIT NO. 2 FAIR-MOUNT PARK, according to the Plat thereof, as recorded in Plat Book 39, Page 28, of the Public Records of Polk County, Florida. Commonly known as 2128 South Crystal Lake Drive, Lakeland, Florida

at public sale, to the highest and best bidder, for cash, in an on-line sale at www.polkrealforeclose.com beginning at 10:00 a.m. on January 25, 2022.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 on this January 3, 2022. TERRI N. THOMAS, ESQ. FOR THE COURT /s/ Terri N. Thomas Terri N. Thomas, Esq. FBN: 485810 WETHERINGTON HAMILTON, PA 812 W. Dr. MLK, Jr. Blvd, Suite 101 Tampa, FL 33603 813-225-1918 - phone 813-225-2531 - fax Email: territ@whhlaw.com Attorney for the Plaintiff January 7, 14, 2022 22-00015K

FIRST INSERTION

LEOMAS LANDING COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR

ANNUAL AUDIT SERVICES The Leomas Landing 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 specialpurpose 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 <u>\$49,795</u> 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, *Flori-da 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 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 copies of their proposal to the District Manager, c/o DPFG Management & Consulting, LLC located at 250 International Parkway Suite 208, Lake Mary, FL 32746 in an envelope marked on the outside "Auditing Services - Leomas Landing Community Development District." Proposals must be received by 2 p.m. on February 3, 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@dpfgmc.com, with e-mail copies to John Vericker at jvericker@srvlegal.com Leomas Landing Community Development District Patricia Thibault, District Manager January 7, 2022 22-00018K

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: www.floridapublicnotices.com



FIRST INSERTION

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. 2021CA003053000000 **REVERSE MORTGAGE FUNDING**

LLC,

Plaintiff, vs. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEANETTE WATSON F/K/A JEANETTE R. MILLER, DECEASED, et. al. **Defendant**(s), TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES. ASSIGNEES. LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JEA-NETTE WATSON F/K/A JEANETTE R. MILLER, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grant-ees, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITU-ATED IN THE COUNTY OF POLK, STATE OF FLORIDA, AND IS DESCRIBED AS FOL-LOWS: THE WEST 4.5 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 23 EAST, LESS THE NORTH 25 FEET CONVEYED TO POLK COUN-TY, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. TOGETHER WITH A 1974 DOUBLE WIDE MOBILE HOME WITH VIN NUMBERS F5207A AND F5207B & TITLE NUMBERS 0011700848 AND 0011700847

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 2-4-22/(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.

WITNESS my hand and the seal of this Court at County, Florida, this 30th day of December, 2021 Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT BY: Lori Armijo DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-0953962 January 7, 14, 2022 22-00005K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2018-CA-004935

DIVISION: 4 Deutsche Bank National Trust Company, as Trustee for BCAPB Trust LLC 2007-AB1 Mortgage Pass-Through Certificates, Series 2007-AB1

Plaintiff, -vs.-Lourdes Maria Saenz a/k/a

Lourdes M. Saenz a/k/a Lourdes Saenz; Lizbeth Adela Mendieta a/k/a Lizbeth A. Mendieta a/k/a Lizbeth Mendieta a/k/a Lizbeth A. Mendieth; CitiBank, National Association; MidFlorida Credit Union: Settlers Creek of Central Florida Homeowners Association, 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-004935 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for BCAPB Trust LLC 2007-AB1 Mortgage Pass-Through Certificates, Series 2007-AB1, Plaintiff and Loudres Maria Saenz a/k/a Lourdes

M. Saenz a/k/a Lourdes Saenz 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 January 28, 2022, the following described property as set forth in said Final Judg-

ment, to-wit: LOT 22, SETTLERS CREEK, ACCORDING TO THE MAP OR PLAT THEREOF, RE-CORDED IN PLAT BOOK 128, PAGES 35-37, INCLUSIVE, PUBLIC RECORDS OF POLK

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS: IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Submitted By: ATTORNEY FOR PLAINTIFF:

22-00002K

who needs any accommodation in order to participate in this proceeding, you

are entlited, 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

Dated at St. Petersburg, Florida this

Isabel López Rivera

FL Bar: 1015906

FIRST INSERTION

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

UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v.

GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF VYCTORIA BOSELY MONTOYA A/K/A VYCTORIA B. MONTOYA A/K/A VYCTORIA BOSELY TYLER A/K/A VYCTORIA B. TYLER A/K/A VYCTORIA LOUISE BOSELY A/K/A VYCTORIA L. BOSELY, DECEASED; JOSEPH MONTOYA; TRAVIS M. TYLER; UNKNOWN TENANT 1; VANESSA G. TURNER A/K/A VANESSA GAYLE TYLER A/K/A VANESSA G. TYLER A/K/A VANESSA TYLER A/K/A VANESSA BOSELY; UNKNOWN TENANT 2; CLERK OF CIRCUIT COURT POLK COUNTY, FLORIDA; THE HUNTINGTON NATIONAL BANK Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 10, 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 15, GREENWOOD ES-

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

NOTICE OF SALE

CASE NO. 2020CA-000694-0000-00 WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE FOR THE PLAZA **REVOLVING TRUST,** Plaintiff(s) VS. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KATHRYN D. RABON A/K/A KATHERYNE RABON A/K/A KATHRYN DALE RABON. DECEASED; MCROF LLC; RICHARD MEYER; ONEMAIN FINANCIAL OF AMERICA, INC., F/K/A AMERICAN GENERAL AMERICA INC, AS DISSOLVED INDIANAPOLIS CORPORATION: THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN

a Final Judgment entered on NOVEM-BER 19, 2021, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk Coun-

ED PLAT OF ROLLING HILLS, DESCRIBED AS : THE NORTH 132 FEET OF THE SOUTH 660 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH A MOBILE

HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A 1994 PINES TRAILER MFG DOUBLEWIDE MOBILE HOME BEARING TITLE NUMBERS 66716417 AND 667416418 AND VIN NUM-BERS 47620433GA AND 47620433GB.

ING HILLS CT W., LAKE

to the highest and best bidder for cash. on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 2ND day of FEBRUARY, 2022.

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.

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

the Court on this 29th day of December, 2021.

> Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 By Carolyn Mack Deputy Clerk

Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow FL 33831-9000 January 7, 14, 2022 22-00004K

FIRST INSERTION

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

CASE NO.: 2019-CA-003734 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2,

TAYLOR BROTHERS LLC, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF 2006-PO763 LAND TRUST DATED SEPTEMBER 12, 2013: et. al.. Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 4, 2021 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 1, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described

property: LOT 15, BLOCK "A", MAG-NOLIA GLEN PHASE ONE, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 98, PAGES 15 AND 16 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 763 BER-WICK DR, DAVENPORT, FL 33897

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 UN-CLAIMED

AMERICANS WITH DISABILITIES ACT

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

call 711. Dated: December 28, 2021 /s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 128105 22-00001K ary 7, 14, 202

NOTICE OF ACTION -CONSTRUCTIVE SERVICE an action to foreclose a mortgage on the IN THE CIRCUIT COURT OF THE following property: LOT 104 OF SWAN LAKE ES-TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

FIRST INSERTION

GENERAL JURISDICTION CASE NO. 2021CA003193000000 NATIONSTAR MORTGAGE LLC **D/B/A CHAMPION MORTGAGE**

COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JEAN DOLES, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BEN-

DIVISION

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF BETTY

JEAN DOLES, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be 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.

FIRST INSERTION

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

ten defenses, if any, to it on counsel for

January 7, 14, 2022

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 2-3-22/(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

filed herein. WITNESS my hand and the seal of this Court at County, Florida, this 28th

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

ROBERTSON, ANSCHUTZ, &
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-012210 - MaJ

YOU ARE HEREBY NOTIFIED that

TATES UNIT NUMBER SIX, AS SHOWN BY MAP OR PLAT THEREOF RECORDED, IN PLAT BOOK 83, PAGE 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be entered against you for the relief demanded in the complaint or petition

day of December, 2021.

22-00007K

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ-

CASE NO. 2019CA003956000000 POLK CITY, FL 33868-3027 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 THE UNKNOWN HEIRS, of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability

IF YOU ARE A PERSON WITH A

LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700(561) 998-6707 18-316826 FC01 WNI January 7, 14, 2022

COUNTY, FLORIDA.

ELIZABETH JACKSON A/K/A ELIZABETH H. JACKSON: FINANCIAL SERVICES OF UNKNOWN PARTY #1, PARTY #2, PARTY #3, AND PARTY #4, POSSESSION **Defendant**(s)

Notice is hereby given that pursuant to ty, Florida, described as: LOT 71 OF THE UNRECORD-

Property address: 3819 ROLL-WALES FL 33898

ANY PERSON CLAIMING AN

If you are a person with a disability call 711.

WITNESS my hand and the seal of STACY M. BUTTERFIELD, CPA

Polk County Clerk of Courts

PLAT THEREOF. RECORDED IN PLAT BOOK 89, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 5718 LAGUSTRUM LN,

at public sale, to the highest and best bidder, for cash, online at www.polk.re-FLORIDA alforeclose.com, on February 08, 2022

Plaintiff, vs.

GENERAL JURISDICTION DIVISION CASE NO. 2021CA002689000000 LAKEVIEW LOAN SERVICING, LLC., Plaintiff. vs. PEDRO L. ECHEVARRIA AND MYRAIDA ALVAREZ, et. al. Defendant(s), TO: PEDRO L. ECHEVARRIA and

MYRAIDA ALVAREZ,

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 108, CITRUS ISLE, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE(S) 44 THROUGH 47, OF THE PUBLIC RECORDS OF POLK

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 2/4/22/(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.

WITNESS my hand and the seal of this Court at County, Florida, this 29th day of December, 2021.

CLERK OF THE CIRCUIT COURT Stacy M. Butterfield

Clerk BY: Kaylea Oliver DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 20-004360 January 7, 14, 2022 22-00006K

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2020CC-001795-0000-00 ARLINGTON HEIGHTS HOMEOWNERS' ASSOCIATION, INC.

Plaintiffs, v. MENDEZ INVESTMENT HOLDINGS, a/k/a MENDEZ INVESTMENT HOLDINGS, INC., GLORIA MENDEZ, TRUSTEE **Defendants.** NOTICE IS HEREBY GIVEN that,

pursuant to the Uniform Final Judgment of Foreclosure dated December 21, 2021, and entered in the above styled cause, wherein ARLINGTON

HEIGHTS HOMEOWNERS' ASSO-CIATION, INC. is the Plaintiff and MENDEZ INVESTMENT HOLD-INGS, a/k/a MENDEZ INVESTMENT HOLDINGS, INC., and GLORIA MENDEZ, TRUSTEE are the Defendants, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on January 25, 2022, the following described property as set forth in said Final Judgment:

Lot 3, Arlington Heights, Phase III, according to the Plat thereof, as recorded in Plat Book 127 Pages 19 through 20, of the Public Records of Polk County, Florida. Parcel ID #272728-776629-

000030

FIRST INSERTION

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date spec-ified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk. realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. Any person claiming an interest in the 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 ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711

Dated January 3, 2022.

STACY M. BUTTERFIELD, Clerk of the Circuit Court /s/ Christopher Desrochers Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com Fla. Bar #0948977 Counsel for Plaintiff. For the Court. January 7, 14, 2022 22-00013K

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 MCKAY TRUCKING.LLC : Located at PO Box 2626 : Polk

County in the City of Davenport :

Florida, 33836-2626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Davenport Florida, this January day of 03, 2022 January 7, 2022 22-00010K

RAINBOW TITLE & LIEN, INC. 3389 SHERIDAN ST PMB 221 HOLLYWOOD, FLA 33021 (954)920-6020Rainbow 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 02/03/2022

at 10 A.M. *SALE will occur where ve-

hicles are located*

2013 Infiniti VIN#5N1AL0MN6DC306265 Amount: \$4,970.50 At: 2120 42nd St NW, 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

FIRST INSERTION

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 per-son (s) claiming any interest(s) in the above vehicles contact: RAINBOW

TITLE & LIEN, INC. (954-920-6020) ALL SALES ARE HELD WITH RE-SERVE..25% Buyers Premium Some vehicles may have been released prior to the sale date. Interested Parties must call one day prior to sale. January 7, 2022 22-00011K

January 7, 14, 2022

1000004328

impaired, call 711.

eXL Legal, PLLC

efiling@exllegal.com

3rd. day of January, 2022.

Designated Email Address:

St. Petersburg, FL 33716

Attorney for the Plaintiff

Telephone No. (727) 536-4911

12425 28th Street North, Suite 200

22-00003K ANY PERSON CLAIMING AN



NOTICE OF ACTION UNKNOWN TENANT II; AND ANY IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021CA002335 MAJOR INVESTMENT GROUP LLC MIG SOLO 401K, Plaintiff. v. PHEONIX INVESTMENTS, LLC; ALEXISS GREEN; LAWRENCE D. ELLIS; MICHAEL IRVIN HEFLIN; OREN DAVID DINKEL, AS TRUSTEE OF THE ODD FAMILY

UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS, **Defendant(s).** TO: PHEONIX INVESTMENTS, LLC 12007 WILLOW GROVE LANE CLERMONT, FL 34711 ALEXISS GREEN 12007 WILLOW GROVE LANE

FIRST INSERTION

FIRST INSERTION

FLORIDA. ADDRESS: 100 Lanier Ave. S.,

Fort Meade, FL 33841 has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Sean K. Mills, Esq. of O'Kelley & Sorohan, LLC, the plaintiff's attorney, whose address is 301 E. Pine Street, Suite 125, Orlando, FL 32801, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered

against you for the relief demanded in the Complaint or petition.

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

than 7 days; if you are hearing or voice impaired, call 711. Default - 2-4-2022 Dated:12-30-21 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (Seal) By: Lori Armijo Deputy Clerk Sean K. Mills, Esq. O'Kelley & Sorohan, LLC,

the plaintiff's attorney, 301 E. Pine Street, Suite 125, Orlando, FL 32801 January 7, 14, 2022 22-00029K

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

REVOCABLE TRUST DATED

12/08/04; UNKNOWN TENANT I;

FOR POLK COUNTY, FLORIDA Case No.: 2021CA-003306-0000-00 JACQUELINE Z. BOYD and STEVE A. BOYD, Husband and Wife, Plaintiffs, vs. THE ESTATE OF NINA WOODS, THE UNKNOWN HEIRS OF NINA WOODS, deceased, TIMOTHY QUINTON ZEIGLER, individually, TIMOTHY QUINTON ZEIGLER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JACKSON MONROE ZEIGLER, CASEY J. LUECKE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLEN KATHERINE

LUECKE, CASEY J. LUECKE, individually, TONI LYNN DURBIN, NIKKI JADE ZEIGLER, THE UNKNOWN HEIRS OF JACKSON MONROE ZEIGLER, THE ESTATE OF ELOUISE EDWARDS, KYM **KIMBROUGH, THE UNKNOWN** HEIRS OF ELOUISE EDWARDS. deceased, TERESA TUMMOND, THE ESTATE OF GLADINE JOHNS, JAMES JOHNS as surviving spouse of GLADINE JOHNS, THE UNKNOWN HEIRS OF GLADINE JOHNS, deceased, LYNDA LAMBETH, DONNA ELMORE, MARVIN PADGETT, **TYNA GRIFFIS, AND ALL OTHER** UNKNOWN PARTIES, **Defendants.** TO: THE ESTATE OF NINA WOODS, THE UNKNOWN HEIRS OF NINA WOODS, deceased, THE UNKNOWN HEIRS OF JACKSON MONROE ZEI-GLER, deceased, THE UNKNOWN HEIRS OF ELOUISE EDWARDS, deceased, THE UNKNOWN HEIRS OF GLADINE JOHNS, deceased; to be served by publication, and ALL OTH-ER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse, heirs, devisees, grantees, judgment credi-tors, and all other parties claiming by, through, under, or against the defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of any deceased defendants, and all other parties claiming by, through, under, or against defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their sev-

CLERMONT, FL 34711

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

LOT 1 AND 2, BLOCK 14, C.L.

MORRISONS SUBDIVISION OF BLOCK 14, OF C.F. ROCK-

NERS ADDITION TO FORT

MEADE, FLORIDA, ACCORD-ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE, OF THE PUBLIC

RECORDS OF POLK COUNTY,

property in Polk County, Florida:

eral and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, under, or against any corporation or other legal entity named as a defendant: and all claimants, persons or

parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described defendants or parties or claiming to have any right, title, or interest in the lands hereinafter described.

YOU ARE NOTIFIED that an action to quiet the title to the following property in Polk County. Florida: The North 485 Feet of the SW ¼

of the SE 1/4 and the North 485 feet of the SE 1/4 of the SW 1/4 of Section 5, Township 30 South, Range 26 East, Polk County,

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

ALL CLAIMS NOT FILED WITHIN

Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Krista Mahalak, plaintiff's attorney, whose address is P.O. Box 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action, and file the original with the Clerk of the Court either before service on plaintiff's attorney or im-mediately 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 or-

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or 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 1/2/22

Witness my hand and seal this 27 day of December, 2021. STACY M. BUTTERFIELD

Clerk of the Court (Court Seal) Kaylea Olivier As Deputy Clerk Krista Mahalak, plaintiff's attorney,

P.O. Box 7608. Winter Haven, Florida 33883 Jan. 7, 14, 21, 28, 2022 22-00016K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA File No. 2021 CP 340 **Division Probate** IN RE: ESTATE OF CARL R. COONEY Deceased.

The administration of the estate of Carl R. Cooney, deceased, whose date of death was June 18, 2020, is pending in the Circuit Court for Polk County, Flor-ida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

SECOND INSERTION

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

CASE NO. 2021-CA-001190 CARLISLE GRAND HOMEOWNERS' ASSOCIATION, INC., a Florida Not-For-Profit Corporation,

Plaintiff, v. ANTHONY WAYNE CLARK JR., UNKNOWN SPOUSE OF ANTHONY WAYNE CLARK JR. & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated December 14. 2021, and in Case No. 2021-CA-001190 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CARLISLE GRAND HOME-OWNERS' ASSOCIATION, INC., the Plaintiff and ANTHONY WAYNE CLARK JR & UNKNOWN SPOUSE OF ANTHONY CLARK JR. AKA CAS-SANDRA CLARK the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 11:00 a.m. on February 14, 2021, the following described property set forth in the Final Summary Judgment:

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 31, 2021. Personal Representative:

Kimberly J. Cooney 2311 Addison Ave.

Clermont, Florida 34711 Attorney for Personal Representative: Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N. US HWY 27, Ste. F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 833-8329 E-Mail: attypatricksmith@gmail.com Secondary E-Mail: becky.attorneypatricksmith@ gmail.com Dec. 31, 2021; Jan. 7, 2022 21-01852K

164, Pages 14, of the Public Re-

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

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

If you are a person with a disability

days after the sale.

cords of Polk County, Florida.

NOTICE TO CREDITORS mands against decedent's estate must

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE.

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2021CP0040560

Division Probate IN RE: ESTATE OF RICHARD A. VOHS Deceased.

The administration of the estate of Richard A. Vohs, deceased, whose date of death was August 17, 2021, is pending in the Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

and other persons having claims or de-

SECOND INSERTION

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

CASE NO.: 2019CA004687000000

MARK P. LEIGH; et al.,

pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 15, 2021 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45. Florida Statutes on the 19th day of January, 2022 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

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.

min. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Mulberry located at 6615 N Church Ave, Mulberry, FL 33860 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 1/19/2022 at 1:00pm. Unless stated otherwise the description of the contents are household goods and furnishings. Logan Cochran unit #1007; Jerica Lynn Benton unit #242; Ronald Earl / Georgianna Williams unit #354; Eric Berentsen unit #606; Scott Jackson unit #632; Jose Cruz Salazar unit #844;

SECOND INSERTION

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

COUNTY GENERAL JURISDICTION

CASE NO. 2018CA003912000000 FBC MORTGAGE, LLC, CYNTHIAPRESCOTT, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 22, 2019 in Civil Case No. 2018CA003912000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein FBC MORT-GAGE, LLC is Plaintiff and CECIL PRESCOTT CYNTHIA PRESCOTT, 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 14th day of January 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

ing to the plat or map thereof, as recorded in Plat Book 147, Page

SECOND AMENDED NOTICE OF ACTION IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2020CC004052000000 EMBASSY LOANS, INC., a Florida Corporation, Plaintiff, vs. DUNSTAN BYRON CLARKE and ANN MARIE BECKFORD, Defendant. CLARKE and ANN MARIE BECKcourt to enforce a lien on the following property in Polk County, Florida: 2011 Toyota Tundra, VEHICLE I.D.

George Holiday unit #845; Tyrea Prince unit #852. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Dec. 31, 2021; Jan. 7, 2022 21-01836K

11, 12, 13 and 14, 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, 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. Robyn Katz 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 6861225

20-00845-2

Dec. 31, 2021; Jan. 7, 2022 21-01838K

FOURTH INSERTION

TO: Defendants, DUNSTAN BYRON FORD, whose address is 3460 Julius Estates Blvd., Winter Haven, FL 33881: YOU ARE HEREBY NOTIFIED that EMBASSY LOANS, INC. has filed its complaint in the above-named

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff(s), vs.

Defendant(s).

NOTICE IS HEREBY GIVEN THAT,

PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: December 31, 2021.

Ruth A. Vohs 9000 US Highway 192, Lot 794 Clermont, FL 34714

Tracy M. Wynter Attorney for Personal Representative Florida Bar Number: 0021348 109 Ambersweet Way, Suite 505 Davenport, FL 33897 Telephone: (863) 353-6897 Fax: (863) 353-6866 E-Mail: Tracy@TracyWynterLaw.com Dec. 31, 2021; Jan. 7, 2022

Personal Representative: Attorney for Personal Representative:

21-01834K

Plaintiff, vs.

DIVISION

CECIL PRESCOTT

Lot 32, Country Square, accord-

Pursuant to the Fla. R. Jud. Ad-

Lot 135, Carlisle Grand Phase 2, according to the map or plat thereof, as recorded in Plat Book

POLK COUNTY.

FLORIDA

PROBATE DIVISION

File No. 2021-CP-0041060000XX

IN RE: ESTATE OF

JEFF SANCTON,

Deceased.

ing 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 ad-

dresses of the personal representative

and the personal representative's attor-

before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand this 22nd day of December, 2021. By: /s/ Solange M Switzer Solange M Switzer, Esq. Florida Bar No. 1015655 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff Dec. 31, 2021; Jan. 7, 2022 21-01839K

Lot 43E, Hampton Hills South Phase 3, according to map or plat thereof as recorded in Plat Book 133, Pages 36, 37 and 38 of the Public Records of Polk County, Florida. Property address: 3721 Wood-

bury Hill Loop, Lakeland, 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 before the

SECOND INSERTION

NOTICE TO CREDITORS ney are set forth below. IN THE CIRCUIT COURT FOR

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 administration of the estate of JEFF SANCTON, deceased, whose date THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. of death was January 19, 2021, is pend-

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

NOTICE.

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

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

notice is: December 31, 2021. Signed on this 22nd day of December, 2021.

/s/ Seth G. Sancton SETH G. SANCTON **Personal Representative** ments required to be served on the parties.

Respectfully submitted, PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff NewRez vs. Mark P. Leigh TDP File No. 17-010377-2 Dec. 31, 2021; Jan. 7, 2022 21-01849K

#5TFUY5F13BX167759

Total amount due on the lien: \$13,272.80 as of July 8th, 2021, with interest accruing daily. In addition to the amounts set in

the foregoing schedule, interest and penalties, as provided by law, on such delinquent lien, together with a proportionate part of the costs and expenses of this suit, are sought to be enforced and foreclosed in this suit.

You are hereby notified to appear and make your defenses to said complaint on or before the 6th day of Jan, 2022 (four weeks from date of publication), and if you fail to do so on or before said date the complaint will be taken as confessed by you and you will be barred from thereafter contesting said suit.

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 cer-tain 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 re-ceiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said court, this 30th day of Nov., 2021. (SEAL) By: Asuncion Nieves

Stacy M. Butterfield, CPA Clerk of the Circuit Court, Polk County, FL

Attorney of Record: Natasha L. Biela, Esq. QUARANTA P.A. 1600 Ponce de Leon Blvd., 10th Floor Coral Gables, FL 33134 Telephone 305.930.6077 Email: Natasha.biela@quaranta.law Counsel for Plaintiff Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01740K

811 Old Medford Avenue Medford, NY 11763 /s/ Julia L. Frev JULIA L. FREY Attorney for Personal Representative Florida Bar No. 350486 Lowndes Drosdick Doster Kantor & Reed, P.A. 215 N. Eola Drive

Orlando, FL 32801 Telephone: 407-843-4600 Email: julia.frey@lowndes-law.com Secondary Email:

suzanne.dawson@lowndeslaw.com 9591451\195236\11575449 Dec. 31, 2021; Jan. 7, 2022 21-01833K

SECOND INSERTION

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case Number: 53-2021CC-003135-0000-00 FOXWOOD LAKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit corporation,

Plaintiff, vs. BARBARA A. GATES, WILLIAM PHILLIPS, JR., CITY OF LAKELAND, a municipal corporation of the State of Florida, and TRI COUNTY HAULING & DEMOLITION, LLC, a Florida limited liability company, Defendants.

Notice is hereby given that pursuant to the final judgment dated December 14, 2021 in case number 2021CC-003135-0000-00 in the County Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FOXWOOD ESTATES PROPERTY LAKE OWNERS' ASSOCIATION, INC., a Florida not for profit corporation, is Plaintiff, and BARBARA A. GATES, WILLIAM PHILLIPS, JR., CITY OF LAKELAND, a municipal corporation of the State of Florida, and TRI COUNTY HAULING & DEMOLITION, LLC, a Florida limited liability company, are Defendants, I will sell to the highest and best bidder for com at 10:00 a.m. on the 18th day of

cash online at www.polk.realforeclose.

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

CASE NO. 53-2020-CA-002915 NATIONS LENDING CORPORATION,

Plaintiff, vs.

KAREN FRANCES BRONSON AKA KAREN F. BRONSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 19, 2021, and entered in Case No. 53-2020-CA-002915 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nations Lending Corporation, is the Plaintiff and Karen Frances Bronson aka Karen F. Bronson, Steven James Bronson aka Steven J. Bronson, 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 21, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

BEGINNING AT THE SOUTH-EAST CORNER OF THE SOUTHWEST 1/4 OF SEC-TION 34, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN EAST 238.3 FEET, THENCE NORTH 40 FEET TO THE POINT OF BEGIN-NING, RUN THENCE NORTH 150 FEET; WEST 240 FEET; SOUTH 150 FEET THENCE EAST 240 FEET TO THE

to the plat thereof, as recorded in Plat Book 72, Page(s) 23, of the Public Records of Polk County, Florida

judgment, to wit:

Property Address: 5063 Fox Cliff Drive, Lakeland, Florida 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 within sixty (60) days after the sale.

January, 2022, the following described

property as set forth in said final

Lot 570, FOXWOOD LAKE ES-

TATES PHASE ONE, according

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 im-mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Submitted by:

Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff Dec. 31, 2021; Jan. 7, 2022

21-01827K

SECOND INSERTION

POINT OF BEGINNING, LESS AND EXCEPT ALL THAT PORTION CONVEYED TO SE-BASTIAN FITZGERALD GIB-SON BY WARRANTY DEED RECORDED IN THE OFFI-CIAL RECORDS BOOK 2737, PAGE 338 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2355 3RD ST MULBER-RY FL 33860

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 27 day of December, 2021. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 20-010608 Dec. 31, 2021; Jan. 7, 2022 21-01854K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2018CA003041000000 JPMORGAN CHASE BANK,

highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. POLK.REALFORECLOSE.COM, 10:00 A.M., on January 11, 2022, the following described property as set forth in said Final Judgment, to wit:

of the Circuit Court, will sell to the

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

CASE NO. 2019CA003846000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JOSEPH COSTON III AND

JACQUELINE COSTON, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 14, 2021, and entered in 2019CA003846000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION is the Plaintiff and JOSEPH COSTON III; JACQUELINE COS-TON; VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; AQUA FINANCE, INC.; UNITED STATES OF AMERI-CA, 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 18, 2022, the following described property as set forth in said

Final Judgment, to wit: LOT 13, BLOCK E, VILLAGES AT BRIDGEWATER VILLAGE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE(S) 44 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.

532021CA003228000000

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

SECURITIES CORPORATION,

ASSET-BACKED PASS-THROUGH

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS,

TRUSTEES, AND CREDITORS OF

GRANTEES, DEVISEES, LIENORS,

TRUSTEES, AND CREDITORS OF

Current Residence Unknown, but

840 S HENDRY AVE, FORT MEADE,

to foreclose a mortgage on the follow-

ing property in Polk County, Florida,

THE SOUTH 100.00 FEET OF

THE NORTH 200.00 FEET

OF THE EAST 125.00 FEET

OF LOT 8, BLOCK D, C.L. MITCHELL'S SECOND ADDI-

TION, ACCORDING TO THE

MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK

1, PAGE(S) 5, OF THE PUBLIC

RECORDS OF POLK COUNTY,

YOU ARE NOTIFIED that an action

PATRICIA DUKES, DECEASED

whose last known address was:

UNKNOWN HEIRS,

PATRICIA DUKES, DECEASED,

HOME EQUITY MORTGAGE

CERTIFICATES, SERIES

2006-EMX9

Plaintiff, v.

ET AL.

Defendants.

TO: THE

FL 33841-3712

FLORIDA.

to-wit:

FOR RESIDENTIAL ASSET

OF POLK COUNTY, FLORIDA. Property Address: 2153 GE-NEVA DRIVE, LAKELAND, FL 33805

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

Service Email: flmail@raslg.com Dec. 31, 2021; Jan. 7, 2022

SECOND INSERTION

required to serve a copy of your writ-ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 1-19-2022 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000. Drawer CC-2. Bartow. FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter: otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

Stacey M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2020CA-000241-0000-00

COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on

SECOND INSERTION Affordable secure Storage-Lakeland 1925 George Jenkins Blvd Lakeland,Fl 33815

with Florida Statues: Self storage act,

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY.

IN RE: ESTATE OF CLARA MARY TANCREDI, Deceased.

The administration of the estate of

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is re-quired to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM

All other creditors of the decedent

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICAL CIRCUIT, IN AND

SECOND INSERTION

FOR POLK COUNTY, FLORIDA. CASE No. 2021CA003191000000 AMERICAN ADVISORS GROUP, Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST JAMES H. RYAN AKA JAMES HARRY RYAN, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGN-EES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST JAMES H. RYAN AKA JAMES HAR-RY RYAN, DECEASED 8212 N CAMPBELL RD

LAKELAND, FL 33810 YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property located in Polk County, Florida:

LOT 2, INDIAN WOODS AD-DITION ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 69 PAGE 10 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.

B36 Marqueshia Reed C33 Pierre Allen C16 Victoria Soloman B19 Tracy Connell C04 Mariah Martinez Auction date: 01.25.2022 Dec. 31, 2021; Jan. 7, 2022

21-01837K

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

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

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

The date of first publication of this notice is December 31, 2021. DIANE TANCREDI,

Personal Representative

Scott R. Bugay, Esquire Attorney for the Personal Representative Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com

Dec. 31, 2021; Jan. 7, 2022

21-01835K

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before 1-22-2022; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in 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, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. WITNESS MY HAND AND SEAL OF SAID COURT on this 13th day of December, 2021.

STACEY M. BUTTERFIELD As Clerk of said Court (SEAL) By: Asuncion Nieves As Deputy Clerk Prepared by: Greenspoon Marder, LLP (954) 491-1120; gm foreclosure@gm law.com(34407.1801) Dec. 31, 2021; Jan. 7, 2022 21-01847K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL

Court on this 13th day of Dec., 2021. eXL Legal, PLLC, Plaintiff's attorney,

21-01832K

WITNESS my hand and seal of the

12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000006327 Dec. 31, 2021; Jan. 7, 2022

has been filed against you and you are

impaired, call 711. Dated this 27 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 By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 19-369001 - CaB

21-01850K

863-682-2988 Personal Property consisting of sofas, TVs, clothes, boxes, household goods,

totes, boat and trailer and other per-sonal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance

SECOND INSERTION FLORIDA

PROBATE DIVISION CASE NO.: 2021CP0038610000XX

CLARA MARY TANCREDI, Deceased, whose date of death was August 21, 2021, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

NATIONAL ASSOCIATION, Plaintiff, vs. ANTRELL L. CLAYTON; UNKNOWN SPOUSE OF ANTRELL L. CLAYTON; HUNTER'S CROSSING HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; FOUNDATION FINANCE COMPANY LLC.; FIRST INVESTORS FINANCIAL SERVICES, INC., BY AND THROUGH ITS SERVICING AGENT, FIRST INVESTORS SERVICING CORPORATION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 13, 2019 and entered in Case No. 2018CA003041000000 of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida wherein IPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and ANTRELL L. CLAYTON; UNKNOWN SPOUSE OF ANTRELL L. CLAYTON; UNKNOWN L. CLAYTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HUNTER'S CROSSING HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; FOUNDATION FINANCE COMPANY LLC.; FIRST INVESTORS FINANCIAL SERVICES, INC., BY AND THROUGH ITS SERVICING AGENT, INVESTORS SERVICING FIRST CORPORATION; are defendants. STACY M. BUTTERFIELD, the Clerk

LOT 18, HUNTERS CROSS-ING PHASE TWO, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE(S) 43 AND 44, 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, 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 this 21st 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 File No.: 18-01101 CMS Dec. 31, 2021; Jan. 7, 2022 21-01829K

REVERSE MORTGAGE FUNDING LLC,

Plaintiff vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONZETTA FAY MCCALL, DECEASED, et al., Defendants

TO: UNKNOWN HEIRS DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONZET-TA F. MCCALL AKA DONZETTA FAY MCCALL, DECEASED 244 PADGETT PL N LAKELAND, FL 33809 UNKNOWN SUCCESSOR TRUSTEE OF THE REVOCABLE INTER-VIVOS TRUST OF RAMONA J. STALL AND DONZETTA F. MCCALL DATED NO-VEMBER 23, 1999 YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property located in Polk County, Florida: LOT 21, BLOCK A, PADGETT

ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 65, PAGE 9, OF THE PUBLIC RECORDS OF POLK

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before 1/20/2022; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 14th day of December 2021.

STACEY M. BUTTERFIELD As Clerk of said Court (SEAL) By: As Deputy Clerk

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (58341.0617) Dec. 31, 2021; Jan. 7, 2022 21-01830K

CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2019-CA-003096 Division 07

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff, vs.

MARGARETH F. DORVILLE A/K/A MARGARETH DORVILLE A/K/A MARGARETH FRANCOIS-DORVILLE, HOLLY HILL ESTATES HOMEOWNERS ASSOCIATION, INC., GARRY DORVILLE, MIDLAND FUNDING LLC, AND UNKNOWN TENANTS/

OWNERS. Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 27, 2021, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 16 OF HOLLY HILL ES-TATES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 123, PAGES 27 THROUGH 29, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 652 LOBE-LIA DRIVE, DAVENPORT, FL 33837; and fixtures located therein, at public sale at 10:00 A.M., on-line at www. polk.realforeclose.com on February 4, 2022 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

including the building, appurtenances,

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 21st day of December, 2021

/s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327878/1910260/wll Dec. 31, 2021; Jan. 7, 2022

21-01828K



BUSINESS OBSERVER

POLK COUNTY

SECOND INSERTION

of your written defenses, if any, on pe-

titioner's attorney, whose name and ad-

dress are: Robert D. Hines, Esq., Hines

Norman Hines, P.L., 1312 W. Fletcher

Avenue, Suite B, Tampa, FL 33612 on

or before January 26, 2022, and to file

the original of the written defenses with

the clerk of this court either before ser-

vice or immediately thereafter. Failure

to serve and file written defenses as

required may result in a judgment or

order for the relief demanded, without

Signed on this 15th day of December,

As Clerk of the Court

As Deputy Clerk

21-01848K

(SEAL) By: Karen Lindstrom

further notice.

Robert D. Hines, Esq.,

Tampa, FL 33612

33844

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B,

Dec. 31, 2021; Jan. 7, 14, 21, 2022

2021.

SECOND INSERTION

SECOND INSERTION

FOURTH 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 CON-CERN, 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 South 330.09 feet of the North 2010.18 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 Mo-

bile 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,

NOTICE OF SALE

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CIVIL ACTION Case #: 2019CA004885000000 **DIVISION: 15** Wells Fargo Bank, N.A. Plaintiff, -vs.-Christopher Michael Blanchard; Unknown Guardian of Diane Marie Blanchard, incompetent: Diane Marie Blanchard, Ward; James Michael Blanchard a/k/a Jim Blanchard; James Michael Blanchard a/k/a Jim Blanchard, as Trustee of the John Francis **Blanchard Testamentary Trust** dated September 20, 1994; John Thomas Blanchard; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John F. Blanchard a/k/a John Francis Blanchard, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Spouse of Christopher Michael Blanchard; Unknown Spouse of James Michael Blanchard: Unknown Spouse of John Thomas Blanchard; Hampton Lakes of Davenport Homeowners Association, 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).

entered in Civil Case No. 2019CA004885000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Christopher Michael Blanchard 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 January 21, 2022, the following described property as set forth in said Final Judgment, to-wit:

LOT 20, HAMPTON ESTATES PHASE 2, VILLAGE 6, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 122, PAGE(S) 29 AND 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2020CA003719 **Division 04** FIRST GUARANTY MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JAMES BENTON. DECEASED, MICHAEL BENTON, KNOWN HEIR OF JAMES BENTON, DECEASED, TIMOTHY BENTON, KNOWN HEIR OF JAMES BENTON, DECEASED, JAMES BENTON, KNOWN HEIR OF JAMES BENTON, DECEASED, **ROBERT BENTON, KNOWN HEIR** OF JAMES BENTON, DECEASED, UNKNOWN SPOUSE OF MICHAEL BENTON, UNKNOWN SPOUSE OF TIMOTHY BENTON, UNKNOWN SPOUSE OF JAMES BENTON, UNKNOWN SPOUSE OF ROBERT BENTON, THE INDEPENDENT SAVINGS PLAN COMPANY A/K/A ISPC, STATE OF FLORIDA, DEPARTMENT OF REVENUE, KAITLYN BENTON, AND UNKNOWN TENANTS/ OWNERS,

Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 13, 2021, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 12, BLOCK A, CRYSTAL

SHORES, ACCORDING TO THE PLAT THEREOF, RE-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO .: 2021CA-002438-0000-00 LOANCARE, LLC, Plaintiff, vs. BRIAN H. CROSSWAIT, et al., **Defendants.** TO: BRIAN H. CROSSWAIT Also Attempted At: 408 WINDSOR ST, LAKELAND, FL 33803 Current Residence Unknown

UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF JEANNE W. ACKERMAN 408 WINDSOR ST, LAKELAND, FL 33803

Current Residence Unknown YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOTS 21 AND 22, BLOCK 4,

PALMOREY HEIGHTS, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A 40 FOOT STRIP OF LAND SOUTH AS VACATED BY THE CITY OF LAKELAND; LESS AND EXCEPT: PARCEL 121

A PORTION OF LOTS 21 AND 22 IN BLOCK 4, PALMOREY HEIGHTS AS RECORDED IN PLAT BOOK 16, PAGE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT 40 FOOT WIDE STRIP OF LAND LYING SOUTH OF AND ADJACENT TO SAID LOTS 21 AND 22, MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE EAST LINE OF SAID LOT 21, 19.37 FEET NORTH OF THE SOUTHEAST COR NER THEREOF; THENCE S. 00°16'04" E. A DISTANCE OF 59.37 FEET; THENCE

CORDED IN PLAT BOOK 40, PAGE 9, OF THE PUBLIC RE-CORDS OF POLK COUNTY FLORIDA

and commonly known as: 2325 N CRYSTAL LAKE DR, LAKELAND, FL 33801; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on January 14, 2022 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 27th day of December, 2021

By: /s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327878/2015479/wll Dec. 31, 2021; Jan. 7, 2022 21-01846K

SECOND INSERTION

N.89°58'04" W. ALONG A LINE PARALLEL WITH AND 40 FEET SOUTH OF THE SOUTH LINE OF LOTS 21 AND 22 OF SAID PALMOREY HEIGHTS A DISTANCE OF 100.00 FEET; THENCE N. 00°16' 04" W. A DISTANCE OF 59.36 FEET; THENCE S. 89°'58'34" E. A DIS-TANCE OF 100.00 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINS 5,936.31 SQ. FT., (0.1363 ACRES)

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Choice Legal Group, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before January 24, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded

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

711. WITNESS my hand and the seal of this Court this 17th day of December, 2021.

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-3845 IN RE: ESTATE OF WILLIE LEWIS BROWN, Deceased. TO: ERICK BRYAN Unknown Unknown KURTIS BRYAN Unknown Unknown ASHLEY VORHEES Unknown Unknown WILLIE COWING Unknown Unknown

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2019CA-003502-0000-00 STEARNS LENDING, LLC, Plaintiff. vs. TAMMY OSTEEN; GREY TYRRELL; HIGHLAND MEADOWS 2A HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order on Agreed Motion to Re-set Foreclosure Sale dated the 6th day of December 2021 and entered in Case No. 2019CA-003502-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein STEARNS LENDING, LLC is the Plaintiff and TAMMY OSTEEN GREY TYRRELL HIGHLAND MEADOWS 2A HOMEOWNERS AS-SOCIATION, INC; 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 10th day of January 2022 the following described property as set forth in said

Final Judgment, to wit: LOT 8, HIGHLAND MEAD-OWS PHASE 2A, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 157, PAGES 12, 13, 14, 15 AND 16, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 461 PHEAS-ANT DRIVE, HAINES CITY, FL

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,

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS RE-MAINING AFTER THE SALE, 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. Dated this 23rd 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@clegalgroup.com 19-01036 Dec. 31, 2021; Jan. 7, 2022 21-01840K

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532021CA001698000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1998-7, Plaintiff, vs.

SCOTT A. PREVATTE; NANCY LYNN DAYE A/K/A NANCY PREVATTE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY,

Judgment, to-wit: LOT 224, COUNTRY VIEW ESTATES PHASE 3, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 18 THROUGH 23, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1995 TRINITY MO-BILE HOME, VIN NUMBER(S) FLA146M9406A AND FLA146M9406B AND TITLE NUMBER(S) 68859808 AND

68859811 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment,

ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway. Suite 360 Boca Raton, Florida 33431 (561) 998-6700(561) 998-6707 19-321684 FC01 WNI Dec. 31, 2021; Jan. 7, 2022 21-01841K

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By Lori Armijo As Deputy Clerk Choice Legal Group, P.A., Attorney for Plaintiff, P.O. BOX 771270, CORAL SPRINGS, FL 33077 19-04474 Dec. 31, 2021; Jan. 7, 2022 21-01842K

THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to an Order or Summary Final Judgment of foreclosure dated October 22, 2021 and an Order Resetting Sale dated November 23, 2021 and entered in Case No. 532021CA001698000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATION-AL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDI-NATE PASS-THROUGH CERTIFI-CATE TRUST 1998-7 is Plaintiff and SCOTT A. PREVATTE; NANCY LYNN DAYE A/K/A NANCY PREVATTE; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on February 18, 2022, the following described property as set forth in said Order or Final

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE NOTICE. OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 December 27, 2021. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 0757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-177835 / VMR Dec. 31, 2021; Jan. 7, 2022

21-01845K

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. 2021CA002757000000 BANK OF NEW YORK MELLON TRUST COMPANY N A AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST. Plaintiff, vs. SALLIANN CARTER, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOHN

L. WALTER, DECEASED,

whose residence is unknown if he/ she/they be living; and if he/she/they be 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: LOT 46, BLOCK 1133, POIN-CIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 53, PAGES 19-28, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SECOND INSERTION

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 1-5-2022/ (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.

day of November, 2021

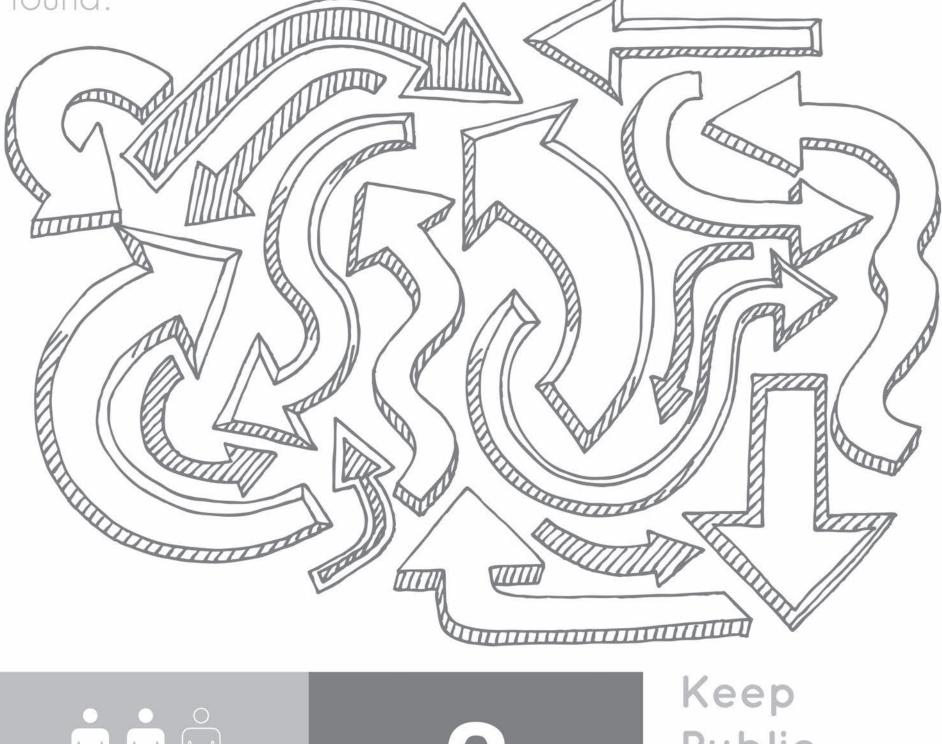
Stacey M. Butterfield (SEAL) By: L. Armijo DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 20-079830 - MaJ Dec. 31, 2021; Jan. 7, 2022 21-01831K

WITNESS my hand and the seal of this Court at County, Florida, this 29th CLERK OF THE CIRCUIT COURT

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.

Why try to fix something that isn't broken? Public Notices in Newspapers.

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

SP13864

PUBLIC NOTICES An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements: • Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.

• Archivable: A public notice is archived in a secure and publicly available format.

• Accessible: A public notice is capable of being accessed by all segments of society.

• Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

Types of Public Notices

There are three standard types: • Citizen participation notices inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

Public notice supports due process

Public notices are integral to demo-

right to "due process of law" guaranteed

cratic governance and stem from the

by the federal and state constitutions.

cans' rights from arbitrary or wrongful

violations. This concept has two parts:

substantive due process and procedural

Substantive due process refers to the

Due process of law protects Ameri-

due process.

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• **Court notices** are required of many non-governmental entities that

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

This notice allows the public to

which can provide a public alert of

some way. Examples include no-

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

types of rights that are protected. Procedural due process refers to the means of protecting those rights. Substantive due process ensures that substantive due process ensures that

certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyberattack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to publicnotice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapublic traditionally has regarded as neutral.expPublic notices in this print environment gain
credibility because of the long history of trust
in the local newspaper.wasarrarr

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the

vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content). Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership. Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Observer Litin Later (an Adada paid a later to target a later Comparison of the second seco

🖶 C1 Bank

Business

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, ac-

cessible, archivable notices. While Internet web

pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

pers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decisionmaking process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.