**JANUARY 21 - JANUARY 27, 2022** 

#### POLK COUNTY LEGAL NOTICES

#### FIRST INSERTION

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

CASE NO.: 2020-CA-002860

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. TRACY MICHELLE BURRY A/K/A

TRACY MURPHY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROLYN J. GRIMES; et al.,

Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on the 8th day of February, 2022, at 10:00 a.m. EST, via the online auction site at www.polk. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 46, Shadow Wood Unit 2, according to the map or plat thereof, as recorded in Plat Book 68,  $\mbox{Page}(s)$  28, of the Public Records of Polk County, Florida. Property Address: 4310 Shadow Wood Trail,

Winter Haven, FL 33880 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE TENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR POLK COUNTY

CIVIL DIVISION

Case No. 2020 CA 002756

Division 04

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

TRUST 2019-GS7

SOLELY AS OWNER TRUSTEE

Plaintiff, vs. LAUREEN BAKER, OAKFORD

ESTATES PROPERTY OWNERS'

ASSOCIATION, INC., STATE OF

Notice is hereby given, pursuant to Fi-

nal Judgment of Foreclosure for Plain-

tiff entered in this cause on December 14, 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, Flor-

LOT 17, OAKFORD ESTATES, ACCORDING TO MAP OR

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 125, PAGE 30 THROUGH 32, INCLUSIVE

OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.

and commonly known as: 5523

OAKFORD DRIVE, LAKELAND,

FL 33812; including the building, appurtenances, and fixtures located

FLORIDA, DEPARTMENT OF

REVENUE, AND UNKNOWN

TENANTS/OWNERS,

Defendants.

FOR LEGACY MORTGAGE ASSET

of the Lis Pendens must file a claim before the clerk reports the surplus as

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 19th day of

January, 2022. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: 205-930-5200 Facsimile: 407-712-9201

therein, at public sale at 10:00 A.M.,

on-line at www.polk.realforeclose.com

on February 10, 2022 to the highest

bidder for cash after giving notice as required by Section 45.031 F.S.

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

who needs any accommodation in or-

der to participate in this proceeding.

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

Dated this 18th Day of January.

By: /s/ Ryan Paul Sutton

Florida bar # 1033228

rsutton@kasslaw.com

Tampa, FL 33602-2613

327878/2014441/CMP

January 21, 28, 2022

ForeclosureService@kasslaw.com

Ryan Paul Sutton /

Jennifer M. Scott

(813) 229-0900 x

Kass Shuler, P.A.

2020 CA 002756

Invoice to:

If you are a person with a disability

surplus as unclaimed.

Any persons claiming an interest

January 21, 28, 2022

FIRST INSERTION

# FIRST INSERTION

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

FLORIDA CASE NO.: 2020CA001295 FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1,

Plaintiff, vs. MICHELLE L. RACINE; ET AL, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 7, 2022 in the above-styled cause, Stacy M. Butter-field, Polk county clerk of court shall sell to the highest and best bidder for cash on February 10, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 50, REMINGTON OAKS PHASE ONE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 110, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 3565 REM-INGTON OAKS, LAKELAND,

FL 33810 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

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: January 14, 2022 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@gpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 139530

January 21, 28, 2022 22-00079K

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

CASE NO.: 2020CA000409000000 LAKEVIEW LOAN

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 15, 2021 in Civil Case No. 2020CA000409000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and LUIS KARRY AYALA; MARK RAMNAUTH; UNKNOWN SPOUSE OF MARK RAMNAUTH; CITY OF LAKELAND, FLORIDA; UNKNOWN TENANT N/K/A RECARDO RO-DRIGUEZ; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

terfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on February 14, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judg-

LOT 3, BLOCK C, NORTH FLORIDA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 15, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

1615 South Congress Avenue, Suite 200

1454-600B

22-00089K

Notice is hereby given that SHELLY A HERTEL, OWNER, desiring to engage in business under the fictitious of GATHERING ROOM REAL ESTATE located at 317 ALMANSA ST, 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.

FIRST INSERTION

Notice is hereby given that DUPE OPIAH, OWNER, desiring to engage

in business under the fictitious

name of DEBBIEOLA HOMECARE

AGENCY located at 1233 APOPKA

LN, KISSIMMEE, FLORIDA 34759

intends to register the said name in

POLK county with the Division of Corporations, Florida Department of

State, pursuant to section 865.09 of the

FIRST INSERTION

22-00075K

Florida Statutes.

January 21, 2022

January 21, 2022 22-00074K

#### FIRST INSERTION

Notice is hereby given that JOHNNY MELISSA CARTER, OWNERS, desiring to engage in business under the fictitious name of CARTER'S CONCESSION located at 709 EAST CANAL ST. MULBERRY. FLORIDA 33811 intends to register the said name in POLK county the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 21, 2022 22-00073K

#### FIRST INSERTION

Notice is hereby given that JOHNNY CARTER, OWNER, desiring to engage in business under the fictitious name of CARTER'S BBQ & SOUL FOOD located at 709 EAST CANAL ST, MULBERRY, FLORIDA 33811 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 21, 2022 22-00072K

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 NEWM mobile home bearing the vehicle identification number 326820 and all personal items located inside the mobile home. Last Tenant: Stevie Lorrel Hamilton. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, (863) 397-7699.

January 21, 28, 2022 22-00093K

#### FIRST INSERTION Notice of Self Storage Sale

Please take notice A+ Storage - Winter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions. com on 2/7/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Dishawn Everett unit #3401. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for

January 21, 28, 2022 22-00078K

#### FIRST INSERTION

RAINBOW TITLE & LIEN, INC. 3389 Sheridan Street, PMB 221 Hollywood, FL 33021 (954) 920-6020

Rainbow Title & Lien, Inc. will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.78 of the Florida Statutes on February 17, 2022 at 10 A.M.
\* AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED \*

2014 FORD, VIN# 1FDUF5GT2EEA62468

VIN# KMHDN45DX1U220936

Located at: 4810 US HIGHWAY 92 EAST, LAKELAND FL 33805 Polk

Any person(s) claiming any interest(s) in the above vehicles contact: Rainbow Title & Lien, Inc., (954) 920-6020 \* ALL AUCTIONS ARE HELD WITH RESERVE \* Some of the vehicles may have been released prior

22-00085K

#### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hand & Stone Massage and Facial Spa located at 1333 Posner Blvd, in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of January, 2022. K2 Futures, LLC Robert Beers

January 21, 2022

#### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Trip Tally Travel located at 3300 Lynrock Ave in the City of Dundee, Polk County, FL 33838 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of January, 2022. Marta Chinea

January 21, 2022 22-00092K

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 NEWM mobile home bearing the vehicle identification number 335864 and all personal items located inside the mobile home, Last Tenant: Daniel Arthur Cox. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, (863) 397-7699.

January 21, 28, 2022 22-00094K

#### FIRST INSERTION

Notice is hereby given that JULIE MARIE AVILEZ, OWNER, desiring to engage in business under the fictitious name of SIMPLY BLISSFUL BITES located at 629 GREYMOUNT ST, 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

22-00076K January 21, 2022

# WEBSITES:

MANATEE COUNTY:

manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY:

charlotte.realforeclose.com LEE COUNTY:

> leeclerk.org COLLIER COUNTY:

collierclerk.com

HILLSBOROUGH COUNTY:

hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY:

polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

#### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2018-CA-001903

DIVISION: SECTION 7 BANK OF AMERICA, N.A., Plaintiff, vs. ANN KITCHEN, et al,

**Defendant(s).**NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 10, 2021, and entered in Case No. 53-2018-CA-001903 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which BANK OF AMERICA, N.A., is the Plaintiff and Ann Kitchen, Lee Garrison Kitchen, , 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, County, Florida at 10:00am EST on the February 8, 2022 the following described property as set forth in said

Final Judgment of Foreclosure: EAST 1/2 OF SOUTHEAST 1/4 SOUTH OF ROAD IN SECTION 27, TOWNSHIP 31 SOUTH, RANGE 28 EAST, LESS THE WEST 1007 FEET MORE OR LESS AND LESS THE EAST 225.50 FEET

BLVD, FROSTPROOF, FL

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the

impaired, call 711. Dated this 11 day of January, 2022. By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. ALBERTELLI LAW

P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 CT - 18-012862 January 21, 28, 2022 22-00067K

22-00082K

THEREOF A/K/A 1355 N LAKE REEDY

33843

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

eService: servealaw@albertellilaw.com

FOR POLK COUNTY, FLORIDA SERVICING, LLC, Plaintiff, VS. LUIS KARRY AYALA; et al.,

ANTS are Defendants. The Clerk of the Court, Stacy M. Butvoice impaired, call 711.

Dated this 18th day of January. ALDRIDGE PITE, LLP Attorney for Plaintiff

Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-01-18 11:50:03

FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com

January 21, 28, 2022

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA001510000000 PHH MORTGAGE CORPORATION,

Plaintiff, vs. THE POLK 4 LAND TRUST; JEREMIAH D. COSCIA; STEPHANIE R. COSCIA, et al.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered December 15, 2021 in Case No. 2019CA001510000000 in the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. PHH MORTGAGE CORPORATION ("Plaintiff") and KEATHEL CHAUNC-EY ESQ., AS TRUSTEE ONLY, UN-DER THE POLK 4 LAND TRUST; UNKNOWN BENEFICIARIES OF THE POLK 4 LAND TRUST; MORT-GAGE ELECTRONIC REGISTRA-TION SYSTEMS INC., AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.; MORGAN STANLEY CREDIT CORPORATION; WYNDWOOD AT LAKE HIGHLAND HOMEOWNERS ASSOCIATION, INC.: JEREMIAH D. COSCIA; STEPHANIE R. COSCIA ("Defendants"). Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 14TH day of February 2022 the following described property as set

forth in said Final Judgment, to wit:

LOT 57, OF VILLAGE AT LAKE

HIGHLAND, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, AT PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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.

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. Dated this 13th day of January 2022.

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Ian D. Jagendorf Ian Jagendorf, Esq. Florida Bar #: 033487

FN14317-19PHH

22-00063K January 21, 28, 2022

January 21, 2022

2001 HYUNDAI,

to auction

FIRST INSERTION

**BUSINESS OBSERVER** 

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

CASE NO. 2020CA002815000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. VANESSA SUCKRA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES J. PALAWSKI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2021, and entered in 2020CA002815000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORT-GAGE COMPANY is the Plaintiff and VANESSA SUCKRA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT; JAMES J. PALAWSKI 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 February 07, 2022, the following described property as set forth in said Final Judgment, to wit:

THAT PART OF LOT 6, BLOCK "D", OF SUNSHINE ESTATES, LAKELAND, FLORIDA, ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 41, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE DESCRIBED FULLY FOLLOWS; BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 6, RUN THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 15.57 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTHWESTERLY, PARAL-LEL TO AND 15.0 FEET FROM THE SOUTHERLY LINE OF SAID LOT 6 A DISTANCE OF 175.41 FEET MORE OR LESS TO A POINT ON THE WEST-ERLY LINE OF SAID LOT 6. SAID POINT BEING 16.2 FEET FROM THE SOUTHEAST

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT

OF THE TENTH JUDICIAL

CIRCUIT IN AND FOR POLK

COUNTY, FLORIDA

CASE NO. 2021CA000534000000 DEUTSCHE BANK TRUST

COMPANY AMERICAS, AS

ACCREDIT LOANS, INC.,

THE UNKNOWN HEIRS

GRANTEES, ASSÍGNEES,

BENEFICIARIES, DEVISEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

IN THE ESTATE OF JAMES GONSALVES, DECEASED, et al.

WHO MAY CLAIM AN INTEREST

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated January 3, 2022, and entered in

2021CA000534000000 of the Circuit

Court of the TENTH Judicial Circuit in

and for Polk County, Florida, wherein

DEUTSCHE BANK TRUST COM-

PANY AMERICAS, AS TRUSTEE FOR

RESIDENTIAL ACCREDIT LOANS,

INC., MORTGAGE ASSET-BACKED

SERIES 2006-QO6 is the Plaintiff

and THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF JAMES

GONSALVES, DECEASED: KIMBER-

LY LOFASO; REGIONS BANK; D.R.S.

OF CENTRAL FLORIDA, INC.; THE

GREEN HOMEOWNER'S ASSOCIA-

TION, INC. A/K/A THE GREEN AT

WEST HAVEN HOA, INC. are the

Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to

the highest and best bidder for cash at

www.polk.realforeclose.com, at 10:00

AM, on February 07, 2022, the follow-

ASSIGNEES,

THROUGH CERTIFICATES

LIENORS,

**SERIES 2006-QO6,** 

Defendant(s).

TRUSTEE FOR RESIDENTIAL

MORTGAGE ASSET-BACKED

PASS-THROUGH CERTIFICATES.

CORNER OF SAID LOT 6, RUN THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 6 A DIS-TANCE OF 44.1 FEET TO THE NORTHWEST CORNER OF LOT 6, RUN THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 215.09 FEET TO RADIUS POINT, RUN

THENCE AROUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.0 FEET, AN ARC DISTANCE OF 33.26 FEET TO RADIUS POINT, RUN THENCE SOUTHWEST-ERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 131.21 FEET TO THE POINT OF BEGINNING

Property Address: 1005 WAYNESVILLE AVE, LAKE-LAND, FL 33801

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the

court program or service. Dated this 11 day of January, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-052569 - TaB January 21, 28, 2022

ing described property as set forth in

LOT 19, GREEN AT WEST HA-

VEN PHASE 1, ACCORDING

TO THE PLAT THEREOF, RE-

CORDED IN PLAT BOOK 116, PAGE 49-51, OF THE PUBLIC

RECORDS OF POLK COUNTY,

KNIGHTSBRIDGE CIR, DAV-

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILITIES

ACT. If you are a person with a dis-

ability who needs assistance in order

to participate in a program or service

of the State Courts System, you should contact the Office of the Court Adminis-

trator at (863) 534-4686 (voice), (863)

 $534\text{-}7777 \ (\text{TDD}) \ \text{or} \ (800) \ 955\text{-}8770$ 

vance of your court appearance or visit

to the courthouse as possible. Please

be prepared to explain your functional

limitations and suggest an auxiliary

aid or service that you believe will en-

able you to effectively participate in the

Dated this 11 day of January, 2022. ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

22-00064K

court program or service.

Attorney for Plaintiff

Boca Raton, FL 33487

By: \S\Ashley Bruneus

Ashley Bruneus, Esquire

Florida Bar No. 1017216

Communication Email:

ashbruneus@raslg.com

January 21, 28, 2022

20-013516 - CaB

Telephone: 561-241-6901

Facsimile: 561-997-6909

PLLC

(Florida Relay Service), as much in ad-

Address:

said Final Judgment, to wit

ENPORT, FL 33896

FLORIDA.

Property

45.031.

FIRST INSERTION

22-00065K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2021-CP-4059 IN RE: ESTATE OF ROSLINDA MORAN JOHNSON,

Deceased. The administration of the estate of ROSLINDA MORAN JOHNSON, deceased, whose date of death was July 11, 2021, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is January 21, 2022.

#### Personal Representative: REGINALD MORAN 4631 34th Court East

Bradenton, Florida 34202 Attorney for Personal Representative: NORBERTO S. KATZ, ESQUIRE Florida Bar No.: 399086 425 West Colonial Drive, Suite 104 Orlando, Florida 32804 Telephone: (407) 849-7072 Fax: (407) 849-7075 E-Mail: velizkatz@velizkatzlaw.com Secondary: ydiaz@velizkatzlaw.com22-00069K January 21, 28, 2022

#### FIRST INSERTION

NOTICE TO CREDITORS POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2021-CP-3672 Division Probate IN RE: ESTATE OF CARLYLE DEAN MCDUNNAH

ney are set forth below.

All creditors of the decedent and othcopy of this notice is required to be served must file their claims with this OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THE DATE OF SERVICE OF A COPY

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

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this notice is January 21, 2022.

#### Personal Representative:

4270 Sarahs Way Dayton, Ohio 45440 Linda Solash-Reed, Attorney Florida Bar Number: 616559 871 Outer Rd Ste C ORLANDO, FL 32814-6866 Telephone: (321) 804-2915 Fax: (877) 419-6057 E-Mail: linda@lsrlawyer.com

Secondary E-Mail: info@lsrlawyer.com January 21, 28, 2022 22-00081K

#### FIRST INSERTION

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

File No. 2021CP0038900000XX IN RE: ESTATE OF WILLIAM GREGORY O'NEAL, A/K/A WILLIAM G. ONEAL, A/K/A WILLIAM ONEAL

#### Deceased.

The administration of the estate of William Gregory O'Neal, A/K/A William G. ONeal, A/K/A William ONeal, deceased, whose date of death was May 13, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 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 21, 2022.

#### Personal Representative: Jo Ann Hale 1514 Cleveland Ave.

Lehigh Acres, Florida 33972 Attorney for Personal Representative: Jim Loncarski, Attorney Florida Bar Number: 528811 Law Offices of Joseph F. Pippen, Jr. & Assoc., PL 1920 East Bay Drive Largo, Florida 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Jim@attypip.com Secondary E-Mail: Suzie@attypip.com

January 21, 28, 2022

IN THE CIRCUIT COURT FOR

Deceased. The administration of the estate of Carlyle Dean McDunnah, deceased, whose date of death was September 28, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow FL 33830. The names and addresses of the personal representative and the personal representative's attor-

er persons having claims or demands against decedent's estate on whom a court ON OR BEFORE THE LATER THIS NOTICE OR 30 DAYS AFTER OF THIS NOTICE ON THEM.

NOTWITHSTANDING THE TIME DATE OF DEATH IS BARRED.

# Jeff Maxam

Attorney for Personal Representative:

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021CA001558000000 MS MAN DEBT LLC

Plaintiff, vs. THE ECO HOME COMPANY LLC A FLORIDA LIMITED LIABILITY COMPANY; NRN INVESTMENTS LLC: ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II,

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

AS TO COUNTS I AND II (2385 Pecos Ln, Poinciana, FL 34759)

Lot 4, Block 3115, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida.

AS TO COUNTS III AND IV (2391 Pecos Ln, Poinciana, FL 34759)

Lot 5, Block 3115, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof, as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida. AS TO COUNTS V AND VI (2457 Pecos Ln, Poinciana, FL 34759)

Lot 4, Block 3113, Poinciana Neighborhood 6, Village 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida. AS TO COUNTS VII and VIII (2463 Pecos Ln, Poinciana, FL

Lot 3, Block 3113, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida.

at public sale, to the highest and best bidder, for cash, bidding will begin at 11:00 o'clock a.m. on the 10th day of February, 2022, at www.polk.realforeclose.com.

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 PER SEC-TION 45.031, FLORIDA STATUTES.

"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 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711." August J. Stanton, III Florida Bar No.: 0976113 GASDICK STANTON EARLY, P.A. 1601 W. Colonial Drive Orlando, Florida 32804 Ph. (407) 423-5203; Fax (407) 425-4105 E-mail: pleadings@gse-law.com Attorneys for Plaintiff January 21, 28, 2022 22-00066K

#### FIRST INSERTION

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

CASE NO.: 2019CA-005070-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

JOSEPH GONZALEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

#### Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of January 2022, and entered in Case No. 2019CA-005070-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JOSEPH GONZALEZ; and UNKNOWN TENANT N/K/A MARY BOULDIN 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 February 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, FORTUNA ADDITION TO LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 2. PAGE(S) 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS RE-

MAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 18th day of January, 2022.

By: /s/Corey Lewis Corey Lewis, Esq. Bar Number: 72580 Submitted by: De Cubas & Lewis, 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 2.516eservice@decubaslewis.com 19-04045 January 21, 28, 2022 22-00083K

#### FIRST INSERTION

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

532019CA003277000000

UNITED STATES OF AMERICA

ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CATHY L HUGGINS A/K/A CATHY LEE HUGGINS, DECEASED: RAYMOND HAROLD HUGGINS; STEVE EDWARD HUGGINS; DWAYNE S HUGGINS A/K/A DWAYNE SCOTT HUGGINS: BRIAN HUGGINS A/K/A BRIAN L. HUGGINS A/K/A BRIAN LEE HUGGINS: UNKNOWN TENANT 1; UNKNOWN TENANT 2; MELANIE C HUGGINS: WILLIAM E MORRIS: POLK COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 17, 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:

Defendants.

LOT 5 IN BLOCK I, WALK-IN-WATER LAKE ESTATES PHASE FIVE UNIT TWO. ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 72, PAGE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 2250 LEMON DR, LAKE WALES, FL 33898-7051 at public sale, to the highest and best

bidder, for cash, online at www.polk. realforeclose.com, on February 15, 2022 beginning at 10:00 AM. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability

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

Dated at St. Petersburg, Florida this 17th day of January, 2022. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000004338 January 21, 28, 2022 22-00080K

E-mail your Legal Notice

legal@businessobserverfl.com

Must the chosen newspaper website be connected to a qualified newspaper in the county to which the legal notice pertains?

Yes, the new law (Florida House Bill 35) requires this.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

#### FIRST INSERTION

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

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.

TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Garv W. Carnes. Carlyn Ellis, John Ciro Garguilo, Barbara Gordon, Larry Gordon, Vernon Greenwood, Donald R. Kern, Alida Luke, Linda M. McGuire, Tim Mc-Guire, Barbara Morton, Pricilla Peters, Barbara Piazza, Donald G. Ross, Mary Lee Whidden and Merrill D. Whidden,

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH

1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF

SAID SECTION 17; THENCE  $N00^{\circ}07^{\circ}18^{\circ}W$  ALONG THE WEST LINE OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF

BEGINNING. You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw. com, on or before February 20, 2022 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED: Nov. 19, 2021 Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Asuncion Nieves As Deputy Clerk

Sidney L. Vihlen, III, Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Lake Mary, Florida 32746, svihlen@vbvlaw.com January 21, 28, 2022

#### FIRST INSERTION

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

CASE NO: 2018-CA-000437

AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others,

TO DEFENDANTS: Arthur Angell Jr., Margaret R. Angell, Cathy Daniels, Darlene Mehall, David Mehall, Alois Schleimer, Barbara J. Langley, Bonnie A. McLaughlin, Robert R. McLaughlin, Camille M Chayka, Karen Langley Dalborn

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description,

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE

N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO
(2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET: THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before February 20, 2022 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief de-

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

DATED: October 20, 2021 Stacy M. Butterfield, CPA Clerk of the Court (SEAL) By: Lori Armijo

Sidney L. Vihlen, III, Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway Suite 2000, Lake Mary, Florida 32746, svihlen@vbvlaw.com January 21, 28, 2022 22-00087K

#### FIRST INSERTION

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

CASE NO.: 2021-CC-004186 THE MANORS AT WESTRIDGE HOMEOWNERS' ASSOCIATION.

Plaintiff, vs. PAUL CLEGG: LESLEY WRIGHT: and UNKNOWN PARTIES IN POSSESSION,

**Defendants.** TO: PAUL CLEGG LESLEY WRIGHT UNKNOWN PARTIES IN POSSES-

126 Bayswater Lane

Davenport, FL 33897 YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:

VILLAS OF WESTRIDGE PHASE 5-A, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 106 PAGES 17-18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. CANTON AVE., SUITE 330, WINTER PARK, FL 32789, within thirty (30) days after the first publication of this notice 2/10/2022 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 for Lien Foreclosure and Monetary Damages.

DATED on 1/3/2022, 2021. STACY M. BUTTERFIELD Clerk of the Circuit and County Court By Kaylea Oliver As Deputy Clerk 22-00068K

written defenses, if any, to it on Chev-

enne Whitfield, the Plaintiffs' attorney,

whose address is 10150 Highland Man-

or Drive, Suite 200, Tampa, Florida

33610, on or before 2/17/22, 2022,

and file the original with the Clerk

of this Court either before service on

the Plaintiffs' attorney or immediately

thereafter; otherwise a default will be

entered against you for the relief de-

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue. Bartow. Florida 33830. (863)

534-4686, at least 7 days before your

If you are a person with a disability

manded in the Complaint.

January 21, 28, 2022

#### FIRST INSERTION

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

Case No.: 21-CA-003679 MARKEISHA SMITH and NORSHAWNDRA SMITH, Plaintiffs, vs. STEPHEN WAINWRIGHT, ALISON WAINWRIGHT. TOWN CENTER RESERVE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., and JOE G. TEDDER, POLK COUNTY TAX COLLECTOR, Defendants.

To: STEPHEN WAINWRIGHT 110 Reserve Drive, Davenport, Florida 33896 ALISON WAINWRIGHT 110 Reserve Drive, Davenport, Florida 33896

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

Lot 31, of Reserve at Town Center, according to the Plat Thereof, as Recorded in Plat Book 117, at Page(s) 39, 40, and 41 of the Public Records of Polk County, Florida Parcel ID No.:

02-26-27-701009-00310 Property Address: 110 Reserve Drive, Davenport, Florida 33896

has been filed against you and you

are required to serve a copy of 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, DATED: 1/10/22

(Seal) By: Kaylea Olivier As Deputy Clerk

Suite 200, Jan. 21, 28; Feb. 4, 11, 2022

#### 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 CNA Service located at 4693 Schwinn drive, in the County of Polk, in the City of Lake Wales, Florida 33859 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales, Florida, this 13th day of January, 2022. Jeramie James Hemphill

NOTICE OF SALE

Affordable Self Storage of Bartow 1515 Centennial Blvd.

Bartow, FL 33830

(863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods

and other personal property used in

home, office or garage will be sold or

otherwise disposed of at public sales

on the dates & times indicated below to

satisfy Owners Lien for rent & fees due

in accordance with Florida Statutes:

22-00077K January 21, 2022

Pursuant to Section 865.09, Florida Statutes

Located at 867 Freedom BLVD : Polk County in the City of Davenport: Florida, 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this January day of 13, 2022 WRIGHT-WILLIAMS TRESANN

January 21, 2022

Self-Storage Act, Sections 83.806 &

83.807. All items or spaces may not be available for sale. Cash or Credit cards

only for all purchases & tax resale cer-

A21 B. Duncan

B30 L. Ratcliff

D20 C. Northern Jr.

J11 T. Tucker

storageauctions.com Auction ends on

January 31,2021 @11:00 AM or after

January 14, 21, 2022

will be listed on www.

tificates required, if applicable.

SUBSEQUENT INSERTIONS

SECOND INSERTION

Units

#### FIRST INSERTION

Notice Under Fictitious Name Law

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SUPERB ESSENTIALS:

22-00071K

#### Florida Statutes

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

the undersigned, desiring to engage in business under the fictitious name of Actor Success Media located at 39873 Highway 27 Suite #205, in the County of Polk, in the City of

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

Dated at Davenport, Florida, this 13th day of January, 2020. Malik J Lockhart

January 21, 2022

22-00070K

# SUBSEQUENT INSERTIONS

FIRST INSERTION

#### FOURTH INSERTION

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

of your written defenses, if any, on pe titioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 26, 2022, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without

Signed on this 15th day of December, As Clerk of the Court

(SEAL) By: Karen Lindstrom As Deputy Clerk Robert D. Hines, Esq.,

Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 Dec. 31, 2021; Jan. 7, 14, 21, 2022

21-01848K

call 711. STACY M. BUTTERFIELD As Clerk of the Court

Cheyenne Whitfield, the Plaintiffs' attorney, 10150 Highland Manor Drive,

Tampa, Florida 33610

22-00084K

#### SECOND INSERTION

SUBSEQUENT INSERTIONS

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

CASE No. 2021CA000653000000 REVERSE MORTGAGE FUNDING LLC. Plaintiff, vs.

SARAH N. DEAN, AS TRUSTEE OF THE DEAN FAMILY TRUST DATED SEPTEMBER 8, 2005,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA000653000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, SAR-AH N. DEAN, AS TRUSTEE OF THE DEAN FAMILY TRUST DATED SEP-TEMBER 8, 2005, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK. REALFORECLOSE COM, at the hour of 10:00 AM, on the 8th day of February, 2022, the following described

LOT 9, BLOCK "A", HOBBS AND CORLEY ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 34, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY,

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

DATED this 11th day of January, 2022.

TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982

Email 1: Karissa. Chin-Duncan@gmlaw.comEmail 2:

gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0944 / A.IBruhn 22-00058K January 14, 21, 2022

#### THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND 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 creditors, 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-

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 de-fendant; 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 1/4 of the SE ¼ and the North 485 feet of the SE ¼ of the SW ¼ of Section 5, Township 30 South, Range 26 East, Polk County,

Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 immediately thereafter; otherwise a de-

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

fault will be entered against you for

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 OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2019-CC-000640 ASSOCIATION OF POINCIANA

VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, v. TERRI-JO DALEY, KNOWN HEIR OF SADIE G. LESTER, DECEASED, et al., Defendants.

NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated January 6, 2022 and entered in Case No. 2019-CC-000640, of the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and TERRI-JO DALEY, KNOWN HEIR OF SADIE G. LES-TER, DECEASED, et al., are the Defendants, I will sell to the highest bidder online at www.polk.realforeclose. com, at 10:00 A.M. on the 8th day of February, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 440, Village 7, Neighborhood 2W, Poinciana Subdivision, according to the plat thereof recorded in Plat

Book 55 at Page 9 of the Public Records of Polk County, Florida. Parcel Identification Num $ber: 28\hbox{-}27\hbox{-}33\hbox{-}934460\hbox{-}440050.$ 

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

Dated this 12th day of January, 2022. /s/ Michael J. McCabe Michael J. McCabe, Esq. Florida Bar No. 0021108 McCabe & Ronsman 110 Solana Road, Suite 102 Ponte Vedra Beach, Florida 32082 service@flcalegal.com22-00061K January 14, 21, 2022

#### SECOND INSERTION

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

CASE NO.: 2018CA000776000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. BLANCA M. ALZATE; SAM AMBAR A/K/A SHIMSHON J. AMBAR; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 20, 2020 in Civil Case No. 2018CA000776000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and BLANCA M. ALZATE; SAM AMBAR A/K/A SHIMSHON J. AMBAR; LAKE WILSON PRESERVE HOMEOWN-ERS ASSOCIATION, INC. A NON FOR PROFIT; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Stacy M. But-terfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on February 4, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 64, LAKE WILSON PRE-

SERVE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 125, PAGES 37 THROUGH 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 10 day of January, 2022.

ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Y. Ullman, Esq. FBN: 106751 Digitally signed by Zachary Ullman Date: 2022-01-10 13:35:14 FBN: 106751 Primary E-Mail: Service Mail@aldridgepite.com1454-590B

January 14, 21, 2022 22-00046K

#### 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. 2019 CA 003809 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1, Plaintiff, vs

KENNETH R. HANSEN; GRISSI HANSEN; LAKE DAVENPORT ESTATES WEST HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, FLORIDA UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH. UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 19, 2021 and an Order Canceling and Resetting Foreclosure Sale dated January 3, 2022 and entered in Case No. 2019 CA 003809 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2006-ABC1 is Plaintiff and KENNETH R. HANSEN; GRISSI HANSEN; LAKE DAVEN-PORT ESTATES WEST HOMEOWN-ERS ASSOCIATION, INC.; POLK COUNTY, FLORIDA UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,

TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTER-FIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose. com, 10:00 a.m., on March 7, 2022 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 140, LAKE DAVENPORT ESTATES WEST PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGES 28 AND 29, 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 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 January 6, 2022. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1496-178529 / JLDC 22-00030K January 14, 21, 2022

#### SECOND INSERTION

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

Case Number: 53-2021CA-003324-0000-00 FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation, Plaintiff, vs. MICHAEL R. MICHAUD, ALEXIS

B. MICHAUD, husband and wife, THE RIGHT WAY ASSOCIATES, INC. d/b/a WCCR, a dissolved Florida corporation, KAREN MACK, dba ALLIED BUILDING PRODUCTS CORP, an unregistered fictitious entity, UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

Defendants. TO: THE RIGHT WAY ASSOCIATES, INC. d/b/a WCCR, a dissolved Florida corporation, and KAREN MACK, dba ALLIED BUILDING PRODUCTS CORP, an unregistered fictitious entity, 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:

Lot 9, TIMBER WOOD UNIT III SUBDIVISION, as shown by map or plat thereof as recorded in Plat Book 74, Page 50, of the Public Records of Polk County, Florida

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on 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 plain-tiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

impaired, call 711. Witness my hand and seal this 3rd day of January, 2022.

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. 14, 21, 28; Feb. 4, 2022

22-00047K

#### SECOND INSERTION

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

CASE NO.: 2018-CA-002121 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. THOMAS W. MCCRORY, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County. Florida, will on February 8, 2022, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45. F.S., offer for sale and sell to the highest and best bidder for cash, the follow-

ing described property situated in Polk County, Florida, to wit: UNIT NO. 404, BUILDING NO. 4, COBBLESTONE LAND-ING TOWNHOMES, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6975, PAGE 2085, OF THE PUBLIC RE-CORDS OF POLK COUNTY. FLORIDA, AS AMENDED

Property Address: 5463 Quarry Rock Rd, Lakeland, FL, 33809 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

impaired, call 711. SUBMITTED on this 11th day of January, 2022. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201

22-00052K January 14, 21, 2022

# 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.

532019CA004644000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF HOWARD R. BOWERS A/K/A HOWARD RAY BOWERS, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PATRICIA LEE MATHIESON;

SHIRLEY BARNES,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 10, 2021 and entered in Case No. 532019CA004644000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY N A AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF HOWARD R. BOWERS A/K/A HOW-ARD RAY BOWERS, DECEASED; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY; PATRICIA LEE MATHIESON; SHIR-LEY BARNES; UNITED STATES OF

AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; are defendants, STACY M. BUTTER-FIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE. COM, at 10:00 A.M., on February 8, 2022, the following described property as set forth in said Final Judgment, to

LOT 12 OF TIMBERCREEK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 79, PAGE(S) 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

TOGETHER WITH THAT CERTAIN 1989 FLEETWOOD MOBILE HOME WITH VIN# FLFLK70A17190SE, #47548823.

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 11th day of January, 2022.

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.: 19-01563 PHH January 14, 21, 2022 22-00053K

SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs. REGINA I. BROWN A/K/A REGINA IRENE BROWN

Division 04

A/K/A GINA I. BROWN. CHRISTOPHER T. BROWN A/K/A CHRISTOPHER TODD BROWN A/K/A CHRISTOPHER BROWN, BRANCH BANKING AND TRUST COMPANY F/K/A CITRUS AND CHEMICAL BANK, AND UNKNOWN TENANTS/OWNERS, Defendants.

tiff entered in this cause on January 4, 2022, 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:

and commonly known as: 4007 GLEN

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2019CA003746

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plain-

LOT 74, CARLISLE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 47, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

GARRY RD E, LAKELAND, FL 33813; including the building, appurtenances,

and fixtures located therein, at public sale at 10:00 A.M., on-line at www. polk.realforeclose.com on February 8, 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10th day of January, 2022 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Defendant Invoice to:

Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 2019CA003746 328202/1910384/wll

22-00039K January 14, 21, 2022

SECOND INSERTION

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

CASE No. 2019CA-004501-0000-00 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CEDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE ESTATE OF LONNIE CRAWFORD PITTMAN AKA LONNIE CRAWFORD PITTMAN, SR., DECEASED, et. al. Defendants.
NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in Case No. 2019CA-004501-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, REVERSE MORT-GAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CEDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LONNIE CRAWFORD PITT-MAN AKA LONNIE CRAWFORD PITTMAN, SR., DECEASED, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW. POLK.REALFORECLOSE.COM, the hour of 10:00 AM, on the 11th day of February, 2022, the following described property:

LOTS 42 AND 43 OF LAKE WORTH ESTATES.

SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 15 PAGE 34.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability

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

DATED this 11th day of January, 2022. GREENSPOON MARDER LLP

TRADE CENTRE SOUTH,  ${\rm SUITE}~700$ 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Karissa.Chin-Duncan@gmlaw.com

Email 2: gm foreclosure@gm law.comBy: Karissa Chin-Duncan, Esq Florida Bar No. 98472 58341.0499 / AJBruhn

January 14, 21, 2022

SECOND INSERTION

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-

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

22-00057K

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 March 4, 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 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 anpearance is less than 7 days; if you are hearing or voice impaired, call

Dated this 10th Day of January, 2022. By: /s/ Ryan Paul Sutton Ryan Paul Sutton Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 2020CA003719 327878/2015479/CMP January 14, 21, 2022 22-00045K

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

Case No. 2021CP0042640000XX

IN RE: ESTATE OF

ROBERT W. HAMILTON,

Deceased. The administration of the estate of

ROBERT W. HAMILTON, deceased, whose date of death was September 16,

2021, is pending in the Circuit Court

for POLK County, Florida, Probate Di-

vision, the address of which is 255 N.

Broadway Avenue, Bartow, FL 33830.

The names and addresses of the per-

sonal representatives and the personal representatives' attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: /s/ Tiffany Dodson

TIFFANY DODSON

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is January 14, 2022.

/s/ Jay Ř. Beskin

JAY R. BESKIN

Attorney For Petitioners

Rarick & Beskin, P.A.

Fax: (954) 556-5227

Secondary E-Mail:

Service@rbgvlaw.com

January 14, 21, 2022

Florida Bar Number: 930301

3107 Stirling Rd., Suite 308 Fort Lauderdale, FL 33312

Telephone: (954) 861-1426

E-Mail: jbeskin@raricklaw.com

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH HIDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CA-000235 THE MONEY SOURCE INC.,

Plaintiff, v. ROBERT W. FULCHER, III, et al.,

**Defendants.**NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on February 14, 2022, at 10:00 a.m. ET, via the online auction site at www.polk. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 128, Hunters Crossing Phase Two, according to the map or plat thereof, as recorded in Plat Book 146, Page(s) 43 and 44, of the Public Records of Polk County, Florida.

Property Address: 6913 Wellsford Dr, Lakeland, FL, 33809 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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.

SUBMITTED on this 6th day of January, 2022. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201

January 14, 21, 2022

#### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2018CA-004190-0000-00 FBC MORTGAGE, LLC,

XIOMARA GAVILAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 17, 2021 in Civil Case No. 2018CA-2018CA-004190-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein FBC MORT-GAGE, LLC is Plaintiff and XIOMARA GAVILAN, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, 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 18th day of February, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to to-wit:

LOT 18, PATTERSON GROVES. ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

22-00031K

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.

/s/ 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 6865379

22-00032K

18-02129-2 January 14, 21, 2022 SECOND INSERTION

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

File No. 53-2021-CP-004352-0000-XX Division 14 IN RE: ESTATE OF PHYLLIS IRENE SCHROEDER

Deceased. The administration of the estate of Phyllis Irene Schroeder, deceased, whose date of death was November 11, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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 14, 2022.

#### Personal Representative: Mark S. Revnolds

11224 Coventry Grove Circle Lithia, Florida 33547 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com January 14, 21, 2022 22-00055K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-004230-O **Division Probate** IN RE: ESTATE OF STEPHANIE RUIZ

Deceased. The administration of the estate of Stephanie Ruiz, deceased, whose date of death was June 6, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 14, 2022.

#### Personal Representative: Darlene Nunez 13209 Briar Forest Ct.

Orlando, Florida 32828 Attorney for Personal Representative: /s/ Bridget M. Friedman Bridget M. Friedman, Esq., Attorney Florida Bar Number: 20538 600 Rinehart Road, Suite 3086 Lake Mary, FL 32746 Telephone: (407) 830-6331 Fax: (407) 878-2178 E-Mail: bfriedman@ff-attorneys.com Secondary E-Mail: sadan@ff-attorneys.com

January 14, 21, 2022 22-00062K

#### SECOND INSERTION

SECOND INSERTION

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

CASE NO. 2020CA-002422-0000-00 LAKESHORE CLUB OF POLK COUNTY HOA, INC. Plaintiff(s) VS. MARIA C. ROSA, UNKNOWN PARTIES IN POSSESSION Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on OC-TOBER 5, 2021, in the above-entitled cause in the Circuit Court of Polk Countv. Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

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

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.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.2022CP0000720000XX

**Division PROBATE** 

IN RE: ESTATE OF

SHARON VIRGINIA MASSEY

A/K/A SHARON ROBERTS

MASSEY

Deceased.

The administration of the estate of

Sharon Virginia Massey a/k/a Sharon Roberts Massey, deceased, whose date

of death was July 19, 2020, is pending

in the Circuit Court for POLK County, Florida, Probate Division, the address

of which is P.O. Box 9000, CC-4, Bar-

tow, FL 33831. The names and address-

es of the personal representative and

the personal representative's attorney

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

OF THIS NOTICE ON THEM.

are set forth below.

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,

WITNESS my hand and the seal of the Court on this 29th day of December,

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P.O. Box 9000 Bartow, FL 33831-9000 January 14, 21, 2022 22-00033K

# SECOND INSERTION

22-00048K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020-CP-000-298-30000

#### IN RE: ESTATE OF JOHN KANKOWSKI Deceased.

The administration of the estate of John Kankowski, deceased, whose date of death was October 5, 2020. is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, Florida, 33801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

Personal Representative: Eric Kankowski 424 NE 6th Street, Apt A.

Gainesville, Florida 32601 Attorney for Personal Representative: Robert S. MacDonald Attorney for Personal Representative Florida Bar Number: 321028 E-Mail: rmacdonald@boginmunns.com

22-00036K

SECOND INSERTION

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

FILE NO.: 2021CP0041980000XX DIVISON: 14 IN RE: ESTATE OF CURTIS JAY HANDSHOE,

Deceased. The administration of the Estate of Curtis Jay Handshoe, deceased, whose date of death was August 23, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 January 14, 2022.

Personal Representative: Daniel O'Brien c/o: Bennett Jacobs & Adams, P.A.

Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bia-law.com

January 14, 21, 2022

SECOND INSERTION

22-00040K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 21-CP-004320 IN RE: ESTATE OF

CAROL JENKINS BARNETT, Deceased. The administration of the estate of CAROL JENKINS BARNETT, deceased, whose date of death was De-

cember 7, 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 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-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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: January 14, 2022. Signed on this 5th day of January,

> s/ Tina P. Johnson TÍNA P. JOHNSON Personal Representative 5020 Bayshore Boulevard, #601

Tampa, Florida 33611 s/ Natalie C. Annis NATALIE C. ANNIS, ESQ. Attorney for Personal Representative Florida Bar No. 148350 Foley & Lardner LLP 100 North Tampa Street, Ste. 2700 Tampa, Florida 33602 Telephone: 813-229-2300 Email: nannis@folev.com Secondary Email: lgarrard@foley.com 4878-3882-0614.2 January 14, 21, 2022 22-00035K

# SECOND INSERTION

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

CASE NO. 2021CA002871000000 AMERICAN ADVISORS GROUP, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PHILOMENA J. NICELY, DECEASED, et. al.

Defendant(s), TO: MICHAEL NICELY, and 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.

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES. DEVISEES, GRANT-ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PHILO-MENA J. NICELY, 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 be-

ing foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property:
ALL THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING AND BEING IN COUN-TY OF FOLK STATE FLORIDA

LOT 90 OF A REPLAT OF PART OF WHEELER HEIGHTS UNIT NO.3, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 63, PAGE 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO ORVILLE B. NICELY AND PHILOMENA J. NICELY, HIS WIFE FROM KATHLEEN M. BURNS, AN UNREMARRIED WIDOW BY WARRANTY DEED DATED MAY 22, 1992 AND RECORDED MAY 29, 1992 AMONG THE LAND RE-CORDS OF POLK COUNTY, STATE OF FLORIDA IN BOOK

3105, PAGE 2205. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 2/11/22/ (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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. WITNESS my hand and the seal of this Court at County, Florida, this 4th day of January, 2022.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Kaylea Olivier DEPUTY CLERK Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-084602 - MaJ January 14, 21, 2022 22-00034K and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 14, 2022.

Cape Coral, Florida 33993 Attorney for Personal Representative:

January 14, 21, 2022

Personal Representative: Misty Anne Patterson 3535 NW 41st PL

Albert Stickley, III, Attorney Florida Bar Number: 51605 737 S. Indiana Avenue, Suite A Englewood, Florida 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: info@stickleylaw.com 1838.001

22-00054K

Bogin Munns & Munns, P.A. P.O. Box 2807 Orlando, FL 32802-2807 Telephone: (407) 578-1334 Fax: (407) 578-2181

Secondary: bmmservice@boginmunns.comJanuary 14, 21, 2022

Choices and Solutions =

# What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

#### BY MILTON & ROSE FRIEDMAN

ost of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

#### THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



# STEPS TO FIX ENTITLEMENTS

- Enact a "negative income tax."
- Wind down Social Security

6677

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

To simplify the discussion, let us use the simpler British term of "personal allowances" to refer to this basic

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

#### **NEGATIVE TAX HELPS POOR**

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable breakeven levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

#### **HOW TO FIX SOCIAL SECURITY**

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

- l. Repeal immediately the payroll tax.
- 2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
- 3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
- 4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
- 5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
  - 6. Finance payments under items 2, 3 and 4 out of gen-





eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

#### WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program induding elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the "Family Assistance Plan."

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on "The Impossibility of Radical Welfare Reform":

"All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

"The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

"The third is the additional cost to the taxpayers.

"To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time."

The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, "The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more."

Even the \$6,000 "typical" figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time."

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.