

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No.:  
**53-2021-CP-004031-0000-XX**  
Division: 14  
IN RE: THE ESTATE OF  
ALICE ANN BOCKOVER  
Deceased.

The administration of the estate of Alice Ann Bockover, deceased, whose date of death was September 27, 2021, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 8, 2022.

**/s/Lesta Wilson**  
**Lesta Wilson, Petitioner**  
/s/Skiles K. Jones  
Skiles K. Jones, Esq.  
Attorney for John Bockover  
Florida Bar Number: 1000367  
Patriot Legal Group  
871 Outer Road  
Suite B  
Orlando, FL 32814  
Telephone: (407) 737-7222  
Fax: (407) 720-8350  
E-Mail: skiles@patriotlegal.com  
Secondary E-Mail:  
service@patriotlegal.com  
July 8, 15, 2022 22-01049K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
File No. 2022-CP-00950  
Division: Probate  
IN RE: ESTATE OF  
SHARON KAY WOOD  
Deceased.

The administration of the estate of Sharon Kay Wood, deceased, whose date of death was September 12, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 July 8, 2022.

**Personal Representative:**  
**LORI WOOD**  
1335 Richland Road  
Bartow, FL 33830  
Attorney for Personal Representative:  
WILLIAM M. PEARSON, ESQ.  
Florida Bar Number: 0521949  
GRANT FRIDKIN PEARSON PA  
5551 Ridgewood Drive, Suite 501  
Naples, FL 34108  
Telephone: (239) 514-1000  
Fax: (239) 594-7313  
E-Mail: wpearson@gfpac.com  
Secondary E-Mail:  
jhendrickx@gfpac.com  
Attorney for Petitioner  
July 8, 15, 2022 22-01050K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No.:  
**53-2022-CP-001422-0000-XX**  
Division: PROBATE  
IN RE: THE ESTATE OF  
ELIZA DE LEON  
Deceased.

The administration of the estate of Eliza De Leon, deceased, whose date of death was March 6, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

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

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

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

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

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

The date of first publication of this notice is July 8, 2022.

**/s/Ivelis De Leon**  
**Ivelis De Leon, Petitioner**  
/s/Crystal Marie Mercado-Denman  
Crystal Marie Mercado-Denman, Esq.  
Attorney for Ivelis De Leon  
Florida Bar Number: 1022446  
Patriot Legal Group  
871 Outer Road  
Suite B  
Orlando, FL 32814  
Telephone: (407) 737-7222  
Fax: (407) 720-8350  
E-Mail: crystal@patriotlegal.com  
Secondary E-Mail:  
service@patriotlegal.com  
July 8, 15, 2022 22-01051K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No.:  
**53-2022-CP-001393-0000-XX**  
Div. Probate  
IN RE: THE ESTATE OF  
WANQUISE ALCIDA  
Deceased.

The administration of the estate of Wanquise Alcida, deceased, whose date of death was January 30, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

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

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

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

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

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

The date of first publication of this notice is July 8, 2022.

**/s/Christhene Alcida**  
**Christhene Alcida, Petitioner**  
/s/Crystal Marie Mercado-Denman, Esq.  
Crystal Marie Mercado-Denman, Esq.  
Attorney for Christhene Alcida  
Florida Bar Number: 1022446  
Patriot Legal Group  
871 Outer Road  
Suite B  
Orlando, FL 32814  
Telephone: (407) 737-7222  
Fax: (407) 720-8350  
E-Mail: crystal@patriotlegal.com  
Secondary E-Mail:  
service@patriotlegal.com  
July 8, 15, 2022 22-01053K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002145  
IN RE: ESTATE OF  
PATRICK JOSEPH COOK,  
aka PATRICK J. COOK  
Deceased.

The administration of the estate of PATRICK JOSEPH COOK, also known as PATRICK J. COOK, deceased, whose date of death was January 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 8, 2022.

**DEBORAH A. COOK**  
**Personal Representative**  
1575 South Lake Howard Drive  
Winter Haven, FL 33880  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
July 8, 15, 2022 22-01054K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR POLK COUNTY  
FLORIDA,  
PROBATE DIVISION  
File No. 2022-CP-001181  
Division PROBATE  
IN RE: ESTATE OF  
MARILYN MCCOY  
Deceased.

The administration of the estate of Marilyn McCoy deceased, whose date of death was 18 January 2022 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33803. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 8 July 2022

**Personal Representative:**  
**Christine McCoy**  
5360 Broadway Avenue Northeast  
Louisville, Ohio 44641  
Attorney for Personal Representative:  
Robert D. Maguire  
Email Addresses:  
robert@ms-legalgroup.com  
Florida Bar No. 0035106  
190 East Avenue  
Tallmadge, Ohio 44278  
Telephone: (330) 633-0666  
July 8, 15, 2022 22-01056K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532022CP0012710000XX  
Division 14  
IN RE: ESTATE OF  
JUAN EUGENIO RIVERA,  
Deceased.

The administration of the estate of Juan Eugenio Rivera, deceased, whose date of death was December 18, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 8, 2022.

**Personal Representative:**  
**Felcicia Rivera Sanchez**  
9 South Flag Court  
Kissimmee, Florida 34759  
Attorney for Personal Representative:  
Rodolfo Suarez, Jr., Esq., Attorney  
Florida Bar Number: 013201  
9100 S. Dadeland Blvd. Suite 1620  
Miami, FL 33156  
Telephone: (305) 448-4244  
Fax: (305) 448-4211  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eca@suarezlawyers.com  
July 8, 15, 2022 22-01055K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022CP0014250000XX  
Division 14  
IN RE: ESTATE OF  
MADELINE SANTANGELO,  
Deceased.

The administration of the estate of Madeline Santangelo, deceased, whose date of death was March 4, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 8, 2022.

**Personal Representative:**  
**Mari A. Santangelo**  
1508 Bayview Dr.  
Havre De Grace, Maryland 21078  
Attorney for Personal Representative:  
MAUREEN A. ARAGO, Attorney  
Florida Bar Number: 835821  
Arago Law Firm, PLLC  
230 E. Monument Ave.,  
Suite A  
Kissimmee, FL 34741  
Telephone: (407) 344-1185  
Fax: (407) 350-3985  
E-Mail: maureenarago@aragolaw.com  
July 8, 15, 2022 22-01057K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022CP001866  
IN RE: ESTATE OF  
AMIN MUHAMMAD CHAUDRY  
a/k/a AMIN CHAUDRY  
Deceased.

The administration of the estate of Amin Muhammad Chaudry, deceased, whose date of death was April 18, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway St, 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 8, 2022.

**Personal Representative:**  
**Ibrahim Chaudry**  
104-20 Queens Boulevard, Apt. 22N  
Forest Hills, New York 11375  
Attorney for Personal Representative:  
Adon J. Solomon  
E-mail Addresses:  
asolomon@cpmtlaw.com  
Florida Bar No. 76682  
Cohen Pollock Merlin Turner, P.C.  
3350 Riverwood Parkway,  
Suite 1600  
Atlanta, Georgia 30339  
Telephone: (770) 858-1288  
July 8, 15, 2022 22-01066K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No.:  
**53-2022-CP-001750-0000-XX**  
Division: PROBATE  
IN RE: THE ESTATE OF  
JOHN R. KEELING a/k/a  
JOHN ROBERT KEELING  
Deceased.

The administration of the estate of John R. Keeling, deceased, whose date of death was July 24, 2021, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

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

All creditors of the decedent and

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

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

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

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

The date of first publication of this notice is July 8, 2022.

**/s/John Keeling, Jr.**  
**John R. Keeling Jr., Petitioner**  
/s/Stacy Preston  
Stacy R. Preston, Esq.  
Attorney for John R. Keeling Jr.  
Florida Bar Number: 117902  
Patriot Legal Group  
871 Outer Road  
Suite B  
Orlando, FL 32814  
Telephone: (407) 737-7222  
Fax: (407) 720-8350  
E-Mail: stacy@patriotlegal.com  
Secondary E-Mail:  
service@patriotlegal.com  
July 8, 15, 2022 22-01052K

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

**CALL  
941-906-9386**  
and select the appropriate County  
name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business  
Observer**



FIRST INSERTION

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

CASE NO. 2018CA004006000000 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. DON LAMASTER, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 19, 2019 in Civil Case No. 2018CA004006000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and DON LAMASTER, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of August, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, Block F, Crooked Lake Park Tract Number 2, according to the map or plat thereof, as recorded in Plat Book 39, Page 42, 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.

/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 6956135 20-01163-1 July 8, 15, 2022 22-01065K

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 YES YES 4 KIDS located at 843 Brooklet dr 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 5th day of July, 2022. Maria Mendoza July 8, 2022 22-01070K

FIRST INSERTION

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

2019CA-003321-0000-00 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRADFORD A. COLE, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 10, 2022, and entered in 2019CA-003321-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DLJ MORTGAGE CAPITAL, INC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRADFORD A. COLE, DECEASED; DEBRA J SHEPARD 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 July 27, 2022, the following described property as set forth in said Final Judgment, to wit:

LOTS 5 AND 6, BLOCK 1, TIER 4, TOWN OF KATHLEEN FLORIDA, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 6022 POLK AVE NW, LAKELEND, FL 33809

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

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

Dated this 5 day of July, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-284302 - CaB July 8, 15, 2022 22-01063K

FIRST INSERTION

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

CASE NO.: 2021-CA-003028 MID AMERICA MORTGAGE, INC., Plaintiff, v. THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LINDAL TILLERY, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 4, 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 27, Block C, Mount Olive Heights, according to the plat thereof recorded in Plat Book 64, Page 14, of the Public Records of Polk County, Florida. Together with a 1990 PARK Doublewide Mobile Home with Title No. 48990039 and 49001613 Property Address: 5356 Jericho Ave, Polk City, FL, 33868

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 29th day of June, 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 July 8, 15, 2022 22-01041K

FIRST INSERTION

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

CASE NO. 2021CA002473000000 BANK OF AMERICA, N.A., Plaintiff, vs. BETTY E. ALVERSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 24, 2022, and entered in 2021CA002473000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and BETTY E. ALVERSON; UNKNOWN SPOUSE OF BETTY E. ALVERSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 26, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 18 OF "OAK MANOR" AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 43, PAGE 7. Property Address: 133 OWEN

CIRCLE NORTH, AUBURN-DALE, FL 33823

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

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

Dated this 5 day of July, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-045803 - CaB July 8, 15, 2022 22-01064K

FIRST INSERTION

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

CASE NO.: 2022CA000199000000 BANKUNITED N.A., Plaintiff, v.

CHARLES BRYANT A/K/A CHARLES F. BRYANT, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 29, 2022 entered in Civil Case No. 2022CA000199000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein BANKUNITED N.A., Plaintiff and CHARLES BRYANT A/K/A CHARLES F. BRYANT; PAMELA BRYANT; MANDOLIN HOMEOWNERS ASSOCIATION, INC.; MANDOLIN II HOMEOWNERS ASSOCIATION, INC; UNIVERSITY OF ALASKA, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on August 4, 2022 the following described property as set forth in said Final Judgment, to-wit:

LOT 110, MANDOLIN I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 142, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 234 Mandolin Drive, Winter Haven, FL 33884 ANY PERSON CLAIMING AN IN-

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M. Vanslette, Esq. FBN: 92121 File No: CRF21057-JMV Case No.: 2022CA000199000000 July 8, 15, 2022 22-01073K

FIRST INSERTION

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

CASE NO. 53-2022-CA-001661 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALVATORE P LUCCHESI, DECEASED, et al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALVATORE P. LUCCHESI, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 125, TRADITIONS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 131, PAGE 47, OF THE PUBLIC RECORDS 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 29, 2022/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this day of 06/22/2022.

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) BY: Lori Armijo DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com July 8, 15, 2022 22-01044K

FIRST INSERTION

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

CASE No. 2022CA-000035-0000-00 THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE, FOR BANKAMERICA MANUFACTURED HOUSING CONTRACT TRUST IV, SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATES, SERIES 1998-1, Plaintiff, vs.

LINDA ST. LAURENT AKA LINDA ELAM ST. LAURANT, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA-000035-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE, FOR BANKAMERICA MANUFACTURED HOUSING CONTRACT TRUST IV, SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATES, SERIES 1998-1, Plaintiff, and, LINDA ST. LAURENT AKA LINDA ELAM ST. LAURANT, et al., are Defendants, Clerk of 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 27th day of July, 2022, the following described property:

LOT 66, TIMBERCREEK PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A 1998 DOUBLEWIDE MOBILE HOME, TITLE NUMBERS 73455803 AND 73455804, VIN NUMBERS JACFL18646A AND JACFL18646B Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 28th day of June, 2022. GREENSPON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 32875.2108 / JSchwartz July 8, 15, 2022 22-01043K

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 Solaris National located at 1033 Cumberland Street in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of June, 2022. Kristen Corrigan July 8, 2022 22-01061K

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 Pearce Investment Company located at 624 Savannah Preserve Loop, 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 5 day of July, 2022. Ryan Pearce July 8, 2022 22-01067K

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 PERFECT 1 located at 351 froden rd, 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 5 day of July, 2022. Jonhatan Rocha July 8, 2022 22-01068K

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 7/25/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Andrew Jackson unit #2230; Beulah Harvey Clark unit #3324. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

July 8, 15, 2022 22-01058K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of KRISTINE DYAN GOODRICH, will, on July 20, 2022, at 10:00 a.m., at 83 Bern Drive, Lot #83, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1983 GEO MOBILE HOME, VIN: N11790A, TITLE NO.: 0020820165 and VIN: N11790B, TITLE NO.: 0020812236 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 July 8, 15, 2022 22-01059K

FIRST INSERTION

RAINBOW TITTLE & LIEN, INC. 3389 SHERIDAN ST PMB 221 HOLLYWOOD, FLA 33021 (954) 920-6020 Rainbow Title & Lien, Inc. will sell at public sale at auction the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on 08/04/2022 at 10 A.M. \*Auction will occur where vehicles are located\* 2015 Nissan VIN#3N6CM0KN2FK734230 Amount: \$6,239.09 At: 2120 42nd St NW, Winter Haven, FL Notice to the Owner or Lienor that he has the right to a hearing prior to the scheduled date of sale by filing with the Clerk of Courts. Owner has the right to recover possession of vehicle by posting bond in accordance with Fla. Statutes Sect. 559.917 Proceeds from the sale of the vehicle after payment lien claimed by lienor will be deposited with the clerk of the court. Any person (s) claiming any interest(s) in the above vehicles contact: RAINBOW TITTLE & LIEN, INC. (954-920-6020) ALL AUCTIONS ARE HELD WITH RESERVE. 25% Buyers Premium Some vehicles may have been released prior to the sale date. Lic#AB-000125 Interested Parties must call one day prior to sale. No Pictures allowed. July 8, 2022 22-01046K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com Business Observer LV10161

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



FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA001243000000 FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF TAWANA CANADY A/K/A TAWANA T. CANADY, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Tawana Canady A/K/A Tawana T. Canady, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 40, LAKE RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 8/4/2022, 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 or petition.

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

WITNESS my hand and seal of this Court on the 28th day of June, 2022.

Stacy M. Butterfield  
As Clerk of the Court  
By: /s/ Asuncion Nieves  
As Deputy Clerk

ALDRIDGE | PITE, LLP,  
Plaintiff's attorney,  
1615 South Congress Avenue,  
Suite 200,  
Delray Beach, FL 33445  
1599-376B  
Ref# 1303  
July 8, 15, 2022 22-01045K

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CC-002104

BRIDGESTECREST ACCEPTANCE CORP., Plaintiff, v. MARK WILLIAM TAYLOR, et al., Defendants.

To the following Defendant(s): MARK WILLIAM TAYLOR (Last Known Address: 235 Montana Ave, Davenport, FL 33897)

YOU ARE NOTIFIED that an action for breach of contract and to recover personal property, the:

2014 JEEP TRIOT WITH VIN 1C4NJPF2ED564169 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti|Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 8/4/2022, a date which is within thirty to sixty days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 28 day of June, 2022.

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

Ghidotti|Berger LLP,  
Attorney for Plaintiff,  
1031 North Miami Beach Boulevard,  
North Miami Beach, FL 33162  
July 8, 15, 2022 22-01072K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-000294

HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs. KRISTOPHER ADRIANO A/K/A K. ADRIANO, et al., Defendants.

To: CLARA RIVERA, 2634 TUMMEL LN, FUQUAY VARINA, NC 27526 UNKNOWN SPOUSE OF CLARA RIVERA, S2634 TUMMEL LN, FUQUAY VARINA, NC 27526 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 10, BLOCK 357, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 5 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 8/4/2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 28 day of June, 2022.

Stacy M. Butterfield  
As Clerk of the Court  
By: /s/ Asuncion Nieves  
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
6987675  
20-00140-1  
July 8, 15, 2022 22-01047K

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2022-DR-005264 Division: 13

IN RE THE MARRIAGE OF: CAROL TULLOCH, Petitioner, and DEMAR JOHNSON, Respondent,

To: Demar Johnson Last known address: Florida

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Steven D. Miller, Esq., whose address is 950 S. Pine Island Road, A-150, Plantation, FL 33324 on or before July 26, 2022 and file the original with the Clerk of this Court at Polk County Courthouse, 255 N. Broadway Avenue, Bartow, Florida 33830, before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

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

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

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

Dated: 06/24/2022

Stacy M. Butterfield  
Clerk of the Circuit Court  
(Seal) By: Lawanda Blake  
Deputy Clerk  
July 8, 15, 22, 29, 2022 22-01048K

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

Case No. 532019CA003622000000 Freedom Mortgage Corporation, Plaintiff, vs. JOHN C. JONES, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532019CA003622000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JOHN C. JONES; WHITLEY J. JONES; Any and All Unknown Parties Claiming By, Through, Under, or Against the Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other

FIRST INSERTION

Notice is hereby given that REEDS CONSTRUCTION LLC, OWNER, desiring to engage in business under the fictitious name of JTR CONSTRUCTION located at 4508 CLEMENTS RD, LAKELAND, 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.

July 8, 2022 22-01062K

FIRST INSERTION

Notice is hereby given that REBECCA S DUNN, OWNER, desiring to engage in business under the fictitious name of BECKY SUE ORIGINALS located at 3000 US HWY 17 92 W, LOT 230, HAINES CITY, FLORIDA 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 8, 2022 22-01060K

SECOND INSERTION

Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail, North Fort Myers, FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at a Auction. The sale will occur as an Online Auction via www.storage treasures.com on 7/19/2022 at 12:00 PM. Unless stated otherwise the description of the contents are household goods and furnishings. Michael Hummel unit #1003; William Denson unit #212; Bobbie Cox unit #420; Jack Lingrel unit #502; Fernanda Quesada unit #530; Heidi Hartsock unit #701; Jodee Srochenski unit #830; Will Denson Jr. unit #D. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

July 1, 8, 2022 22-01013K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2019CA002102000000 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. SANDRA A. VELEZ, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019CA002102000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, SANDRA A. VELEZ, et. al., are Defendants, Stacy M. Butterfield, Clerk of the Circuit Court, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 21st day of July, 2022, the following described property: LOT 551, LAKE PIERCE RANCHETTES, FIFTH ADDITION-PHASE ONE, AS PER PLAT BOOK 82, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH 1994 SHADOW MASTER, MANUFACTURED HOME, BEARING VIN#: 146M8017A, AND 146M8017B, TITLE#: 65378143. AND 65378144

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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

DATED this 23rd day of June, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0087

July 1, 8, 2022 22-01004K

Claimants; Unknown Tenant whose name is fictitious to account for parties in possession are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 10th day of August, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 63 OF UNRECORDED WHISPERWOOD SUBDIVISION, DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH ALONG WEST BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 832.62 FEET THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, 1206.71 FEET ALONG THE CEN-

FIRST INSERTION

Notice is hereby given that JENNIFER MICHELE STEELE, OWNER, desiring to engage in business under the fictitious name of BABY MAE'S PUPPY PANTRY located at 5697 LAKE MABEL LOOP RD, LAKE WALES, FLORIDA 33898 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.

July 8, 2022 22-01071K

SECOND INSERTION

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

Case No. 2016CA004098000000 Oewen Loan Servicing, LLC, Plaintiff, vs. Johnnie Coleman, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2016CA004098000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Oewen Loan Servicing, LLC is the Plaintiff and Johnnie Coleman; Kareen L. Coleman; Spanish Oaks of Central Florida Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 2nd day of August, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 46 SPANISH OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE(S) 35 AND 36, 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 23rd day of June, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By: /s/Julie York Julie York, Esq. Case No. 2016CA004098000000 File # 16-F07885

July 1, 8, 2022 22-01005K

FIRST INSERTION

TERLINE OF CINDY LANE TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 120 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, 165 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, 30 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 54 SECONDS WEST 161.79 FEET TO A POINT ON AN ARC, THENCE SOUTHEASTERLY ALONG SAID ARC TO THE RIGHT WHOSE CENTRAL ANGLE IS 45 DEGREES AND RADIUS 60 FEET A DISTANCE OF 47.1 FEET TO THE POINT OF BEGINNING.

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.

FIRST INSERTION

Notice is hereby given that JENNIFER MICHELE STEELE, OWNER, desiring to engage in business under the fictitious name of BABY MAE'S PUPPY PANTRY located at 5697 LAKE MABEL LOOP RD, LAKE WALES, FLORIDA 33898 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.

July 8, 2022 22-01071K

SECOND INSERTION

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

Case No.: 2022-CC-000673 ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, v. HORACE K. MURRAY; HILDA MURRAY, et al., Defendants.

TO: HORACE K. MURRAY Last Known Address: 1601 East Bay Forks Rd., Bay Shore, NY 11706 HILDA MURRAY Last Known Address: 1601 East Bay Forks Rd., Bay Shore, NY 11706 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on property in Polk County, Florida:

Lot 4, Block 895, Village 7, Neighborhood 2 East, Poinciana Subdivision, according to the Plat thereof, as recorded in Plat Book 53, at Page 3, of the Public Records of Polk County, Florida. Parcel Identification Number: 28-27-34-934510-089504 Property Address: 353 Bowfin Drive, Poinciana, FL 34759-0000 has been filed against you and you are required to written defenses, if any, to

SECOND INSERTION

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

CASE NO. 2018CA003978 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LINDA DILL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2021, and entered in 2018CA003978 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LINDA DILL; FLORIDA HOUSING FINANCE CORPORATION; CASTLE CREDIT CO HOLDINGS, LLC; THE INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC; VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC.; BRIDGEWATER MASTER ASSOCIATION, INC., are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 22, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK E, VILLAGES AT BRIDGEWATER VILLAGE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 46, INCLUSIVE,

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 30th day of June, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6061 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com

/s/ Justin Kelley Justin Kelley, Esq. Florida Bar No. 32106 Case No. 532019CA003622000000 File # 20-F01850 July 8, 15, 2022 22-01042K

FIRST INSERTION

Notice is hereby given that MPZ TARPON LLC, OWNER, desiring to engage in business under the fictitious name of MARCO'S PIZZA located at 28065 US HIGHWAY 27, DUNDEE, FLORIDA 33838 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.

July 8, 2022 22-01069K

SECOND INSERTION

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

Case No.: 2022-CC-000673 ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, v. HORACE K. MURRAY; HILDA MURRAY, et al., Defendants.

TO: HORACE K. MURRAY Last Known Address: 1601 East Bay Forks Rd., Bay Shore, NY 11706 HILDA MURRAY Last Known Address: 1601 East Bay Forks Rd., Bay Shore, NY 11706 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on property in Polk County, Florida:

Lot 4, Block 895, Village 7, Neighborhood 2 East, Poinciana Subdivision, according to the Plat thereof, as recorded in Plat Book 53, at Page 3, of the Public Records of Polk County, Florida. Parcel Identification Number: 28-27-34-934510-089504 Property Address: 353 Bowfin Drive, Poinciana, FL 34759-0000 has been filed against you and you are required to written defenses, if any, to

SECOND INSERTION

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2148 ONTARIO WAY, LAKELAND, FL 33805

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

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

Dated this 28 day of June, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 18-152411 - CaB July 1, 8, 2022 22-01033K

OFFICIAL COURTHOUSE WEBSITES: MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com | CHARLOTTE COUNTY: charlotte.realforeclose.com | HILLSBOROUGH COUNTY: hillsboroclerk.com | COLLIER COUNTY: collierclerk.com | PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.com | POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

Business Observer



## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 53-2021-CA-002661  
SECTION: 07

UCN: 53-2021CA-002661-0000-00  
U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR MORGAN STANLEY BANK  
OF AMERICA MERRILL LYNCH  
TRUST 2013-C12, COMMERCIAL  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES  
2013-C12, ACTING BY AND  
THROUGH CWCAPITAL ASSET  
MANAGEMENT LLC, ACTING  
SOLELY IN ITS CAPACITY AS  
SPECIAL SERVICER,  
Plaintiff, vs.  
WINTER HAVEN  
CITI CENTRE, LLC,  
Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Foreclosure entered on June 17, 2022, in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk of this Circuit Court, will sell certain property located in Polk County, Florida and described as reformed, (a) the land described in Exhibit "A" attached hereto (the Real Property), and (b) any and all of the other personal property described in Exhibit "B" attached hereto (the "Other Property"); the Other Property and the Real Property are referred to collectively as the "Mortgaged Property". The address of the Real Property is as follows:

Property address:  
231 Citi Centre Street,  
Winter Haven, FL 33880

EXHIBIT A  
Reformed Legal Description of  
Real Property

Property: 231 Citi Centre Street,  
Winter Haven, FL 33880

THE LAND REFERRED TO  
HEREIN BELOW IS SITUATED  
IN THE COUNTY OF POLK,  
STATE OF FLORIDA, AND IS  
DESCRIBED AS FOLLOWS:

THAT PORTION OF GROVE NO. 1 OF THE 2ND REPLAT OF BLOCKS 9-16, INCL., OF OVERSTREET'S SUBDIVISION, WINTER HAVEN, FLORIDA, RECORDED IN PLAT BOOK 30, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°16'00"WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°59'41"WEST, 53.00 FEET TO THE WEST LINE OF RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1300, PAGE 827, AND THE POINT OF BEGINNING; THENCE NORTH 89°59'41"WEST ALONG THE SOUTH LINE OF AFORESAID GROVE NO. 1, A DISTANCE OF 257.08 FEET; THENCE NORTH 00°16'00"WEST, PARALLEL WITH THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, A DISTANCE OF 179.49 FEET; THENCE NORTH 89°59'41"WEST, PARALLEL WITH AFORESAID SOUTH LINE OF GROVE NO. 1, A DISTANCE OF 227.00 FEET; THENCE NORTH 00°16'00"WEST, PARALLEL WITH AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, A DISTANCE OF 249.44 FEET; THENCE NORTH 89°59'41"WEST, PARALLEL WITH AFORESAID SOUTH LINE OF GROVE NO. 1, A DISTANCE OF 588.14 FEET; THENCE NORTH 00°22'05"WEST, PARALLEL WITH THE WEST LINE OF SAID GROVE NO. 1, A DISTANCE OF 88.53 FEET; THENCE NORTH 89°59'41"WEST, PARALLEL WITH AFORESAID SOUTH LINE OF GROVE NO. 1, A DISTANCE OF 188.00 FEET TO THE AFORESAID WEST LINE OF GROVE NO. 1; THENCE ALONG THE WEST, NORTH AND EAST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE FOLLOWING NINE (9) COURSES; (1) NORTH 00°22'05"WEST, ALONG AFORESAID WEST LINE OF GROVE NO. 1, A

DISTANCE OF 270.82 FEET; (2) SOUTH 89°31'56"EAST, 150.00 FEET; (3) NORTH 00°22'05"WEST, 200.00 FEET TO THE NORTH LINE OF AFORESAID GROVE NO. 1; (4) SOUTH 89°31'56"EAST, ALONG SAID NORTH LINE OF GROVE NO. 1, A DISTANCE OF 543.80 FEET; (5) SOUTH 89°56'00"EAST, CONTINUING ALONG SAID NORTH LINE OF GROVE NO. 1, A DISTANCE OF 312.50 FEET; (6) SOUTH 00°16'00"EAST, 252.88 FEET; (7) SOUTH 89°56'00"EAST, 232.00 FEET; (8) SOUTH 26°45'52"EAST, 22.41 FEET; (9) SOUTH 00°16'00"EAST, 969.10 FEET TO THE AFORESAID WEST LINE OF RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1300, PAGE 827; THENCE SOUTH 27°24'41"WEST ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL, 23.68 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING:

ROAD RIGHT-OF-WAY CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4536, PAGE 677, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL A:  
THAT PORTION OF GROVE NO. 1 OF THE 2ND REPLAT OF BLOCKS 9-16, INCL., OF OVERSTREET'S SUBDIVISION, WINTER HAVEN, FLORIDA, RECORDED IN PLAT BOOK 30, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°16'00"WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 30.00 FEET; THENCE ALONG THE SOUTH AND WEST LINES OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE FOLLOWING SIX (6) COURSES; (1) NORTH 89°59'41"WEST, ALONG THE SOUTH LINE OF SAID GROVE NO. 1, A DISTANCE OF 1221.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 72°00'50", A CHORD BEARING OF NORTH 54°00'40"WEST, AND A CHORD DISTANCE OF 55.26 FEET; (2) NORTH-WESTERLY ALONG THE ARC OF SAID CURVE 59.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 195.00 FEET, A CENTRAL ANGLE OF 17°38'10", A CHORD BEARING OF NORTH 09°11'10"WEST, AND A CHORD DISTANCE OF 59.79 FEET; (3) NORTH-WESTERLY ALONG THE ARC OF SAID CURVE 60.02 FEET; (4) NORTH 00°22'05"WEST, 109.50 FEET; (5) SOUTH 89°37'55"WEST, 13.00 FEET TO THE WEST LINE OF AFORESAID GROVE NO. 1; (6) NORTH 00°22'05"WEST, ALONG SAID WEST LINE OF GROVE NO. 1 AND THE WEST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45; THENCE ALONG SAID NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 868.28 FEET TO THE NORTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45; THENCE ALONG SAID NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 229.25 FEET; THENCE NORTH 89°59'41"WEST, PARALLEL WITH AFORESAID SOUTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, A DISTANCE OF 165.67 FEET; THENCE NORTH 54°46'37"WEST, 16.37 FEET; THENCE NORTH 00°22'05"WEST, PARALLEL WITH AFORESAID WEST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 15.39

FEET; THENCE NORTH 89°59'41"WEST, PARALLEL WITH AFORESAID SOUTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°22'05"WEST, PARALLEL WITH AFORESAID WEST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 205.96 FEET TO THE POINT OF BEGINNING;

PARCEL B:  
THAT PORTION OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF GROVE NO. 1 OF THE 2ND REPLAT OF BLOCKS 9-16, INCL., OF OVERSTREET'S SUBDIVISION, WINTER HAVEN, FLORIDA, RECORDED IN PLAT BOOK 30, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE NORTH 00°16'00"WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 860.23 FEET; THENCE NORTH 89°56'00"WEST, PARALLEL WITH THE NORTH LINE OF AFORESAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 42.00 FEET TO THE EAST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'00"WEST, PARALLEL WITH AFORESAID NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 242.00 FEET; THENCE NORTH 00°16'00"WEST, PARALLEL WITH AFORESAID EAST LINE OF PARCEL RECORDED IN O.R. BOOK 4191, PAGE 45, A DISTANCE OF 180.00 FEET TO AFORESAID NORTH LINE OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45; THENCE SOUTH 89°56'00"EAST, ALONG SAID NORTH LINE, 232.00 FEET TO AFORESAID EAST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45; THENCE ALONG AFORESAID EAST LINE OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, THE FOLLOWING TWO (2) COURSES; (1) SOUTH 26°45'52"EAST, 22.41 FEET; (2) SOUTH 00°16'00"EAST, 160.00 FEET TO THE POINT OF BEGINNING;

PARCEL C:  
THAT PORTION OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF GROVE NO. 1 OF THE 2ND REPLAT OF BLOCKS 9-16, INCL., OF OVERSTREET'S SUBDIVISION, WINTER HAVEN, FLORIDA, RECORDED IN PLAT BOOK 30, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°16'00"WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 680.23 FEET; THENCE NORTH 89°56'00"WEST, PARALLEL WITH THE NORTH LINE OF AFORESAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 42.00 FEET, TO THE EAST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'00"WEST, PARALLEL WITH THE AFORESAID NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 242.00 FEET; THENCE NORTH 00°16'00"WEST, PARALLEL WITH AFORESAID EAST LINE OF PARCEL RECORDED IN O.R. BOOK 4191, PAGE 45, A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°56'00"EAST PARALLEL WITH AFORESAID NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 181.00 FEET; THENCE SOUTH 89°56'00"EAST PARALLEL WITH AFORESAID NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS

BOOK 4191, PAGE 45, A DISTANCE OF 242.00 FEET TO THE AFORESAID EAST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45; THENCE SOUTH 00°16'00"EAST, ALONG SAID EAST LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 45, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING;

PARCEL D:  
THAT PORTION OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SOUTH 400 FEET OF GROVE NO. 1 OF THE 2ND REPLAT OF BLOCKS 9-16, INCL., OF OVERSTREET'S SUBDIVISION, WINTER HAVEN, FLORIDA, RECORDED IN PLAT BOOK 30, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°16'00"WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°59'41"WEST, 53.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'41"WEST, ALONG THE SOUTH LINE OF AFORESAID GROVE NO. 1 AND THE SOUTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, A DISTANCE OF 237.58 FEET; THENCE NORTH 00°16'00"WEST, PARALLEL WITH AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29, A DISTANCE OF 206.00 FEET; THENCE SOUTH 89°59'41"EAST, PARALLEL WITH THE AFORESAID SOUTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, A DISTANCE OF 248.58 FEET TO THE EAST LINE OF AFORESAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 889, AND THE POINT OF BEGINNING. TOGETHER WITH EASEMENT RIGHTS OF PERMANENT ACCESS DRIVES, UTILITY FACILITIES, CONSTRUCTION EASEMENTS, AND PARKING RIGHTS IN THE COMMON AREAS OF THE REMAINDER OF THE SHOPPING CENTER AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 24, 2000, IN OFFICIAL RECORDS BOOK 4425, PAGE 1026, TOGETHER WITH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4677, PAGE 2131, TOGETHER WITH RELEASE IN OFFICIAL RECORDS BOOK 4512, PAGE 1534, TOGETHER WITH SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 5839, PAGE 832, TOGETHER WITH SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4566, PAGE 181; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

EXHIBIT B  
a) Land. The real property described in Exhibit A attached hereto and made a part hereof (the "Land");  
b) Additional Land. All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of this Security Instrument;  
c) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "Improvements"), provided, however, the Improvements shall not include any property belonging to Tenants under Leases, except to the extent that Debtor shall have any right or interest therein;  
d) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;  
e) Equipment. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Debtor, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including, but not limited to, all machinery, equipment, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Debtor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "Equipment"). Notwithstanding the foregoing, Equipment shall not include any property belonging to Tenants under Leases except to the extent that Debtor shall have any right or interest therein;  
f) Fixtures. All Equipment now owned, or the ownership of which is hereafter acquired, by Debtor which is so related to the Land and Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Debtor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing.

going and the proceeds thereof (collectively, the "Fixtures"). Notwithstanding the foregoing, "Fixtures" shall not include any property which Tenants are entitled to remove pursuant to Leases except to the extent that Debtor shall have any right or interest therein;  
g) Personal Property. All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises, licenses, certificates and permits, and all other personal property of any kind or character whatsoever (as defined in and subject to the provisions of the Uniform Commercial Code as hereinafter defined), other than Fixtures, which are now or hereafter owned by Debtor and which are located within or about the Land and the Improvements, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "Personal Property"), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state, states, commonwealth or commonwealths where any of the Property is located (the "Uniform Commercial Code"), superior in lien to the lien of this Security Instrument and all proceeds and products of the above. Notwithstanding the foregoing, the Personal Property shall not include any property belonging to Tenants under Leases, except to the extent that Debtor shall have any right or interest therein;  
h) Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into and all extensions, amendments and modifications thereto, whether before or after the filing by or against Debtor of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the "Bankruptcy Code") (collectively, the "Leases") and all right, title and interest of Debtor, its successors and assigns therein and thereunder, including, without limitation, cash, letters of credit or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, early termination fees and payments and other termination fees and payments, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Debtor or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Debtor or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;  
i) Condemnation Awards. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain (including but not limited to any transfer made in lieu of or

Continued on next page



in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property;

j) Insurance Proceeds. All proceeds in respect of the Property under any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

k) Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

l) Rights. The right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;

m) Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any improvements or respecting any business or activity conducted on the Land and any part thereof and all right, title and interest of Debtor therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Debtor thereunder;

n) Trademarks. All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

o) Accounts. All reserves, escrows and deposit accounts maintained by Debtor with respect to the Property, including, without limitation, all accounts established or maintained pursuant to the Cash Management Agreement; together with all deposits or wire transfers made to such accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof;

p) Proceeds. All proceeds of any of the foregoing, including, without limitation, proceeds of insurance and condemnation awards, whether cash, liquidation or other claims or otherwise; and

q) Other Rights. Any and all other rights of Debtor in and to the items set forth in Subsections (a) through (p) above.

The Clerk of this Circuit Court will sell the Mortgaged Property all at public sale, to the highest and best bidder, for cash, in an online sale at <https://polk.realforeclose.com/index.cfm>, on August 1, 2022, beginning at 10:00 a.m. in accordance with Chapter 45 Florida Statutes.

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

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

Dated on this 28th day of June 2022. Respectfully submitted,  
/s/ Kathleen S. McLeRoy  
Kathleen S. McLeRoy  
Florida Bar Number 856819  
CARLTON FIELDS, P.A.  
Post Office Box 3239  
Tampa, Florida 33601-3239  
Telephone: (813) 223-7000  
Facsimile: (813) 229-4133  
Primary Email: kmcleroy@carltonfields.com  
Secondary email: nkapadia@carltonfields.com  
Attorneys for Plaintiff  
129481151.1  
July 1, 8, 2022 22-01032K

**SECOND INSERTION**

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020CA003465000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC2, Plaintiff, VS. LEROY FREDERICK; IRA FREDERICK A/K/A IRA L. FREDERICK A/K/A IRA LEE FREDERICK; POLK COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on June 17, 2022 in Civil Case No. 2020CA003465000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC2 is the Plaintiff, and LEROY FREDERICK; POLK COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A CHARLES ROURK; UNKNOWN

TENANT #2 N/K/A TERESA ROURK are Defendants.  
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on July 22, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
BEGINNING AT A POINT 532.13 FEET NORTH AND 741.50 FEET WEST OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 10 DEGREES 10' EAST 143.57 FEET, THENCE WEST 143.68 FEET; THENCE NORTH 4 DEGREES 30' 10" WEST 41.38 FEET; THENCE NORTH 6 DEGREES 22' 10" WEST 100.64 FEET; THENCE RUN NORTH 89 DEGREES 56' 20" EAST 133.46 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR A PRIVATE ROAD RIGHT-OF-WAY PURPOSES ACROSS; BEGINNING AT A POINT 223.6 FEET NORTH AND 626.73 FEET WEST OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 79 DEGREES 30' WEST 50.0 FEET; THENCE NORTH 10

DEGREES 00' WEST 322.55 FEET; THENCE NORTH 89 DEGREES 56' 20" EAST 47.98 FEET; THENCE SOUTH 10 DEGREES 30' EAST 313.84 FEET TO THE POINT OF BEGINNING.  
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 22 day of June, 2022.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by Zachary Ullman  
Date: 2022-06-22 15:14:25  
FBN: 106751  
Primary E-Mail: ServiceMail@aldridgepите.com  
1012-3358B  
July 1, 8, 2022 22-01001K

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2022-CP-002195-0000-XX Division 14 IN RE: THE ESTATE OF MARGIE RHODES MOORE Deceased. The administration of the estate of Margie Rhodes Moore, deceased, whose date of death was December 4, 2021, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is July 1, 2022.  
/s/ Brett-Danielle Moore Thomas  
Brett-Danielle Moore Thomas, Petitioner  
/s/ Stacy R. Preston  
Stacy R. Preston, Esq.  
Attorney for  
Brett-Danielle Moore Thomas  
Florida Bar Number: 117902  
Patriot Legal Group  
871 Outer Road Suite B  
Orlando, FL 32814  
Telephone: (407) 737-7222  
Fax: (407) 720-8350  
E-Mail: stacy@patriotlegal.com  
Secondary E-Mail: service@patriotlegal.com  
July 1, 8, 2022 22-01011K

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2022-CP-002195-0000-XX Division 14 IN RE: ESTATE OF MELVIN LAMONT JONES Deceased. The administration of the estate of Melvin LaMont Jones, deceased, whose date of death was January 20, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is July 1, 2022.  
Personal Representative:  
LaMonika N. Jones  
10213 Washingtonian Boulevard,  
Apt. 579  
Gaithersburg, Maryland 20878  
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  
July 1, 8, 2022 22-01010K

**FOURTH INSERTION**

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-001379 HERITAGE ENTERPRISES FL LLC, Plaintiff, v. VLADIMIR SADOMA; HORIZON BUILDING CORP., A FLORIDA CORPORATION, Defendants. To HORIZON BUILDING CORP., A FLORIDA CORPORATION: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:  
POINCIANA NEIGHBORHOOD 2 EAST VILLAGE 7 PB 53 PGS 1/3 BLK 899 LOT 2 More commonly known as: 305 Bass Ln., Poinciana, FL 34759 has been filed by Plaintiff, HERITAGE ENTERPRISES FL LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before July 14, 2022 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Witness my hand and the seal of this court on this 7th day of June, 2022.  
Stacy M. Butterfield  
Clerk of the Circuit Court (SEAL) By: Lori Armijo  
Deputy Clerk  
Alisa Wilkes, Esq.  
Wilkes & Mee, PLLC  
13400 Sutton Park Dr., S,  
Suite 1204  
Jacksonville, FL 32224  
June 17, 24; July 1, 8, 2022  
22-00942K

**SECOND INSERTION**

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020CA003465000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC2, Plaintiff, VS. LEROY FREDERICK; IRA FREDERICK A/K/A IRA L. FREDERICK A/K/A IRA LEE FREDERICK; POLK COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on June 17, 2022 in Civil Case No. 2020CA003465000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC2 is the Plaintiff, and LEROY FREDERICK; POLK COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A CHARLES ROURK; UNKNOWN

TENANT #2 N/K/A TERESA ROURK are Defendants.  
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on July 22, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
BEGINNING AT A POINT 532.13 FEET NORTH AND 741.50 FEET WEST OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 10 DEGREES 10' EAST 143.57 FEET, THENCE WEST 143.68 FEET; THENCE NORTH 4 DEGREES 30' 10" WEST 41.38 FEET; THENCE NORTH 6 DEGREES 22' 10" WEST 100.64 FEET; THENCE RUN NORTH 89 DEGREES 56' 20" EAST 133.46 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR A PRIVATE ROAD RIGHT-OF-WAY PURPOSES ACROSS; BEGINNING AT A POINT 223.6 FEET NORTH AND 626.73 FEET WEST OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 79 DEGREES 30' WEST 50.0 FEET; THENCE NORTH 10

DEGREES 00' WEST 322.55 FEET; THENCE NORTH 89 DEGREES 56' 20" EAST 47.98 FEET; THENCE SOUTH 10 DEGREES 30' EAST 313.84 FEET TO THE POINT OF BEGINNING.  
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 22 day of June, 2022.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by Zachary Ullman  
Date: 2022-06-22 15:14:25  
FBN: 106751  
Primary E-Mail: ServiceMail@aldridgepите.com  
1012-3358B  
July 1, 8, 2022 22-01001K

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION FILE NO. 2022 CP 000006 IN RE: THE ESTATE OF PATRICIA ANN VINCENT Deceased. The administration of the estate of PATRICIA ANN VINCENT, deceased, whose date of death was March 17, 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, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is July 1, 2022.  
Personal Representative  
BONITA HUGHES  
39851 Grove Heights  
Lady Lake, FL 32159  
Attorney for Personal Representative  
ASHLEY S. HUNT  
Florida Bar #0845361  
Hunt Law Firm, PA  
601 S. 9th Street  
Leesburg, FL 34748  
July 1, 8, 2022 22-01019K

**SECOND INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2020CA000408000000 WILMINGTON SAVINGS FUND SOCIETY, FS, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J, Plaintiff, vs. WILLIAM ERNEST REIS, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA000408000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FS, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J is the Plaintiff and WILLIAM ERNEST REIS; KAYLA FAE MAUPIN A/K/A KAYLA FAITH MAUPIN; Unknown Spouse of Jane E. Davy a/k/a Jane Elaine Wiltfong a/k/a Jane Elaine Wiltfong Bolinger are the Defendants, that Stacy M. Butterfield, Polk County

**SECOND INSERTION**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGETS; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING; AND NOTICE OF AUDITOR SELECTION COMMITTEE MEETING. The Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") will hold a public hearing on July 20, 2022, at 11:30 a.m. at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, FL 33803, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. Following the regular board meeting, an Auditor Selection Committee meeting will take place. The Audit Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit service. A copy of the agendas and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817; (407) 723-5900 ("District Manager's Office"), during normal business hours.  
The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.  
Any person requiring special accommodations at the hearings or meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
July 1, 8, 2022 22-01022K

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Division: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased. The administration of the estate of MICHAEL P. O'MALLEY, deceased, whose date of death was January 20, 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

Clerk of Court will sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), beginning at 10:00 AM on the 18th day of July, 2022, the following described property as set forth in said Final Judgment, to wit:  
THAT PORTION OF LOT 12, BLOCK BU, NEW ARMENIA REVISED MAP, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 68A AND 68B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO KNOWN AS:  
TRACT 42 OF UNRECORDED PLAT OF MARKER MOBILE HOME LOTS DESCRIBED AS: THE EAST 145 FEET OF THE WEST 233 FEET OF THE NORTH 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 25 EAST, 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 22nd day of June, 2022.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
 Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4769  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Julie York  
Julie York, Esq.  
Florida Bar No. 55337  
Case No. 2020CA000408000000  
File # 19-F01684  
July 1, 8, 2022 22-01002K

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532022CP0021570000XX IN RE: ESTATE OF LINDA EBERT, Deceased. The administration of the estate of LINDA EBERT, deceased, whose date of death was September 16, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Division: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased. The administration of the estate of MICHAEL P. O'MALLEY, deceased, whose date of death was January 20, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Division: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased. The administration of the estate of MICHAEL P. O'MALLEY, deceased, whose date of death was January 20, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Division: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased. The administration of the estate of MICHAEL P. O'MALLEY, deceased, whose date of death was January 20, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is July 1, 2022.  
Personal Representative:  
JAMIE DUNCANSON  
4239 Mahogany Run  
Winter Haven, Florida 33884  
Attorney for Personal Representative:  
RODOLFO SUAREZ, JR., ESQ., Attorney  
Florida Bar Number: 013201  
9100 S Dadeland Blvd,  
Suite 1620  
Miami, Florida 33156  
Telephone: (305) 448-4244  
E-Mail: rudy@suarezlawyers.com  
July 1, 8, 2022 22-01021K

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532022CP0021570000XX IN RE: ESTATE OF LINDA EBERT, Deceased. The administration of the estate of LINDA EBERT, deceased, whose date of death was September 16, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Division: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased. The administration of the estate of MICHAEL P. O'MALLEY, deceased, whose date of death was January 20, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Division: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased. The administration of the estate of MICHAEL P. O'MALLEY, deceased, whose date of death was January 20, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.



SECOND INSERTION

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

**Case No. 2020CA000593000000**  
**Wilmington Savings Fund Society, FSB, as Trustee of Discovery Mortgage Loan Trust, Plaintiff, vs. YAQUIRI OLIVO RODRIGUEZ, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA000593000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Discovery Mortgage Loan Trust is the Plaintiff and YAQUIRI OLIVO RODRIGUEZ; Unknown Spouse of Yaquiri Olivo Rodriguez; Association of Poinciana Villages, Inc.; Poinciana Village Three Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 29th day of July, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 115, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19 THROUGH 31, INCLUSIVE, 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 23rd day of June, 2022.

**BROCK & SCOTT, PLLC**  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4769  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Julie York  
Julie York, Esq.  
Case No. 2020CA000593000000  
File # 20-F00258  
July 1, 8, 2022 22-01006K

SECOND INSERTION

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

**File No. 53-2022-CP-002217-0000-XX**  
**Division: Probate**  
**IN RE: ESTATE OF HELEN E. OETERS**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Helen E. Oeters, deceased, File Number 53-2022-CP-002217-0000-XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, Florida 33830; that the decedent's date of death was March 20, 2022; that the total value of the estate is \$6,837.18 and that the names and addresses of those to whom it has been assigned by such order are:

| Name                    | Address                                    |
|-------------------------|--|
| Fred Albert Oeters, Jr. | 924 Wedgewood Lane Lakeland, Florida 33813 |
| John Allen Oeters       | 627 Kings Highway Waddy, KY 40076          |
| Linda Lee Oeters        | 2800 Valley Oak Drive Loveland, CO 80538   |

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

The date of first publication of this Notice is July 1, 2022.

**Person Giving Notice:**  
**Fred Albert Oeters, Jr.**  
924 Wedgewood Lane Lakeland, Florida 33813

Attorney for Person Giving Notice:  
Carol J. Wallace  
Attorney for Personal Representative  
Florida Bar Number: 71059  
Elder Law Firm of  
Clements & Wallace PL  
310 East Main Street  
Lakeland, FL 33801  
Telephone: (863) 687-2287  
Fax: (863) 682-7385  
E-Mail: cwallace@mclements.com  
Secondary E-Mail:  
abaustert@mclements.com  
July 1, 8, 2022 22-01018K

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. 2019CA004637000000**  
**ALLY BANK, Plaintiff, vs. HECTOR MANUEL CABAN RAMOS A/K/A HECTOR M. CABAN, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 27, 2022 in Civil Case No. 2019CA004637000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein ALLY BANK is Plaintiff and HECTOR MANUEL CABAN RAMOS A/K/A HECTOR M. CABAN, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of July, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 36, EMERALD ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 17, 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.

/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@mcacalla.com  
Fla. Bar No.: 0146803  
6956114  
19-00126-4  
July 1, 8, 2022 22-01007K

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.: 2019CA-005138-0000-00**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KRISTINA BROOK; DALE MARTIN BROOKS; PREFERRED CREDIT, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 17th day of June 2022 and entered in Case No. 2019CA-005138-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KRISTINA BROOK DALE MARTIN BROOKS PREFERRED CREDIT, INC.; and UNKNOWN TENANT N/K/A KIM MURDOCK 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 22nd day of July 2022 the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 132, INDIAN LAKE ESTATES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 6273 TORONJA DR, LAKE WALES, FL

33898

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

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

Dated this 27th day of June 2022.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
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 2.516  
eservice@decubaslewis.com  
19-04189  
July 1, 8, 2022 22-01034K

SECOND INSERTION

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

**CASE NO.: 2018-CA-003111**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HERIBERTO ALVARADO VAZQUEZ, NELLIS JOAN LOPEZ LEON, D.R. HORTON, INC., LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated the 15th day of June 2022, and entered in Case No. 2018-CA-003111, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and HERIBERTO ALVARADO VAZQUEZ, NELLIS JOAN LOPEZ LEON, D.R. HORTON, INC., LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANTS 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 10:00am on the 1st day of August 2022, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 361, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 45 THROUGH 55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 23rd day of June, 2022.

By: Migdalia Jordan  
Bar No. 125410  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
2200 W Commercial Blvd, Ste 103  
Fort Lauderdale, FL 33309  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-0169  
July 1, 8, 2022 22-01003K

SECOND INSERTION

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

**CASE NO: 2018CA002018000000**  
**BANK OF AMERICA, N.A., Plaintiff, vs. DOUGLAS J. TURNER; KATHLEEN D. TURNER; ROYAL HILLS OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; BLACK POINT ASSET, INC., AS TRUSTEE OF THE 5640 ROYAL HILLS DRIVE LAND TRUST; STAR POINTE CAPITAL, LLC, AS TRUSTEE FOR THE 5640 RHD LAND TRUST; UNKNOWN TENANT # 1; UNKNOWN TENANT # 2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated June 16, 2022 entered in Civil Case No. 2018CA002018000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein BANK OF AMERICA, NA is Plaintiff and TURNER, DOUGLAS, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at Polk County's On Line Public Auction website: https://polk.realforeclose.com, at 10:00 AM on August 15, 2022, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Consent Final Judgment of Mortgage Foreclosure, to-wit:

LOT 72, ROYAL HILLS, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Tenia C. Hunter, Esq.  
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP  
One East Broward Boulevard, Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 16635  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flvlaw.com  
04-087724-F00  
July 1, 8, 2022 22-01012K

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. 2022CA000981000000**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERTA W. STEELE, DECEASED, et al. Defendant(s).**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERTA W. STEELE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 5, POLLARD SHORES, UNIT #2, AS SHOWN BY MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42,

AT PAGE 34, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 5-31-2022/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 21 day of April, 2022  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT (SEAL) BY: LORI ARMILJO  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
22-010941  
July 1, 8, 2022 22-01008K

THIRD INSERTION

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

**Case Number: 53-2022CA-001428-0000-00**  
**FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation, Plaintiff, vs. UNKNOWN SPOUSE OF TERRY W. CAMP, JR, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TERRY W. CAMP, JR., JESSICA W. CAMP, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendants.**

TO UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TERRY W. CAMP, JR., UNKNOWN TENANT 1 and UNKNOWN TENANT 2, 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 real and personal property hereinafter described.

YOU ARE NOTIFIED that an action for a declaratory judgment brought pursuant to Chapter 86 of the Florida Statutes on the following personal and real property in Polk County, Florida:  
Lots 958 and 959, INWOOD NO. 4, according to plat thereof recorded in Plat Book 9, Pages 35, public records of Polk County, Florida.

TOGETHER WITH that certain 1994 Mobile Home, ID#10L23527, Title#65482629 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 default will be entered against you for the relief demanded in the complaint.

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

Default - 7-25-22  
Witness my hand and seal this 17th day of June, 2022.  
STACY M. BUTTERFIELD  
Clerk of the Court (SEAL) Lori Armijo  
As Deputy Clerk  
Krista Mahalak, Attorney  
Peterson & Myers, P/A  
Florida Bar Number 078231  
P.O. Box 7608  
Winter Haven, FL 33883-7608  
863-294-3360  
Attorney for Plaintiffs  
June 24; July 1, 8, 15, 2022  
22-00992K

THIRD INSERTION

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

**CASE NO.: 2022-CA-000619000000**  
**OSCAR OLIVA, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF OSCAR OLIVA DATED 07/09/2020, Plaintiff, vs. THE ESTATE OF TWANIA DENEASE SURBER a/k/a TWANIA DENEASE HILL a/k/a/ TWANIA DENEASE ABBOTT, BUSTER SURBER, CRYSTAL LEIGH GRAY f/k/a CRYSTAL LEIGH ABBOTT, JOSHUA ABBOTT, JAMES J. ABBOTT, AND UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TWANIA DENEASE SURBER a/k/a TWANIA DENEASE ABBOTT.**

To the Defendants:  
BUSTER SURBER  
JOSHUA ABBOTT  
JAMES J. ABBOTT  
YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Polk County, Florida has been filed against you, to wit:  
Lying and being in Polk County, FL, and being further described as:

Commence at the Southeast corner of the SE ¼ of the SW ¼ of Section 34, Township 26 South, Range 27 East, Polk County, Florida and run North 47°26'18" West, 62.56 feet; thence South 89°54'58" W., 188.00 feet to a point on the centerline of County Road 547 (Dixie Highway); thence North 17°00'00" East, along said centerline, 619.23 feet

to the Point of Beginning; thence South 89°54'38" West, 165.70 feet; thence North 17°00'00" East, 50.00 Feet; thence North 89°54'38" East, 165.70 feet; thence South 17°00'00" West, 50.00 feet to the Point of Beginning. Less and except road right of way for County Road 547 (Dixie Highway).

You are required to serve a copy of your written defenses, if any, to it on Mya M. Hatchette, Esquire, Maynard Cooper & Gale, 200 E. New England Ave., Suite 300, Winter Park, Florida 32769 on or before July 21, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

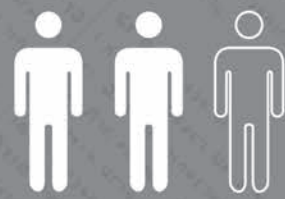
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,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

Dated: June 14, 2022  
Stacy M. Butterfield  
Clerk of the Circuit Court (SEAL) By: Asuncion Nieves  
As Deputy Clerk  
Mya M. Hatchette, Esquire,  
Maynard Cooper & Gale,  
200 E. New England Ave., Suite 300,  
Winter Park, Florida 32769  
June 24; July 1, 8, 15, 2022  
22-00961K



# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



Why try to fix something that isn't broken?



**2 OUT OF 3**

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

**NEWS MEDIA ALLIANCE**

[www.newsmediaalliance.org](http://www.newsmediaalliance.org)

Keep Public Notices in Newspapers.



## PUBLIC NOTICES

## An American Tradition

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

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

- **Business and commerce notices**

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

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

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

## WHY NEWSPAPERS?

## Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

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

## Newspaper tradition

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

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

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

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

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

## Newspapers: The best medium for public notices

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

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

## Notices become historical records

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

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

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

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

## Newspaper notices protect due process

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

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

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

