\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\* SEPTEMBER 2 - SEPTEMBER 8, 2022

### POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

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

Rainbow Title & Lien, Inc. will sell at public sale at the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes On 0929/2022 at 10 A.M. \*SALE will occur where vehicles are located\* 2014 audi VIN#TRUBFAFK1E1001851

Amount: \$6599.89 at: 1215 Griffin Rd, Lakeland, FL Notice to the Owner or Lienor that he has the right to a hearing prior to the scheduled date of sale by filing with the

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

September 2, 2022 22-01390K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION File No. 2022-CP- 002598 Division: Probate IN RE-ESTATE OF MAKHAN SINGH JABBLE Deceased.

The administration of the estate of MAKHAN SINGH JABBLE, deceased, whose date of death was February 17, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

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

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

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

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

The date of first publication of this notice is: September 2, 2022.

Personal Representative DALJEET KAUR JABBLE The Old Rectory Church Lane Wexham Slough SL3 6LH

United Kingdom Attorney for Personal Representative Joseph Lenti II, Esq. Florida Bar No. 73877 LENTI LAW, P.A. 217 N Westmonte Drive, Suite 1004

Altamonte Springs, FL 32714-3338 Telephone: (321) 804-1001 Email: joe@lentilaw.com 22-01358K September 2, 9, 2022

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2022CP0027610000 **Division Probate** IN RE: ESTATE OF DIANE L. SCHUH

**Deceased.**The administration of the estate of Diane L. Schuh, deceased, whose date of death was May 19, 2022, is pending in the Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is September 2, 2022.

Personal Representative: Douglas Wood 11 Mill Street

Lake Luzerne, NY 12846 Attorney for Personal Representative: Attorney for Personal Representative

Florida Bar Number: 0021348 109 Ambersweet Way, Suite 505 Davenport, FL 33897 Telephone: (863) 353-6897

Fax: (863) 353-6866 ev@TracvW September 2, 9, 2022 22-01369K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO.

53-2022-CP-00002303-0000-XX IN RE: Estate of CYNTHIA GAIL CONTRERAS, Deceased.

The administration of the estate of Cynthia Gail Contreras, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 September 2, 2022.

Personal Representative: /s/ Miguel Contreras **Miguel Contreras** 1453 Weiberg Road

Dundee, FL 33838 Attorney for Personal Representative: /s/ Amy L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682  $P.O.\ Box\ 4397$ Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com September 2, 9, 2022 22-01389K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-2800 IN RE: ESTATE OF ANTHONY G. BAUM

Deceased. The administration of the estate of ANTHONY G. BAUM, deceased, whose date of death was June 8, 2022, 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 attor-

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

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

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

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

The date of first publication of this notice is September 2, 2022.

Personal Representative: /s/ Diane L. Baum DIANA LYNN BAUM 4317 Dalehurst Drive Cincinnati, Ohio 45211

Attorney for Personal Representative: /s/ Lori Vella LORI VELLA, ESQ. Florida Bar Number: 356440 LAW OFFICE OF LORI VELLA,

14502 N. Daly Mabry Hwy., Ste. 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com

22-01371K September 2, 9, 2022

### FIRST INSERTION

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

File No. 53-2022-CP-002680-0000-XX Division: Probate IN RE: ESTATE OF JEANETTE LEVY FOUNAIN, Deceased

The administration of the Estate of Jeanette Levy Fountain, deceased, whose date of death was June 8, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is September 2, 2022. Personal Representative:

Thomas McGlamory 55 Country Club Lane Mulberry, Florida 33860 Attorney for Personal Representative: Mark E. Clements Attorney for Personal Representative

Florida Bar No. 276774 310 East Main Street Lakeland, Florida 33801 Telephone: (863) 687-2287 Email: mclements@mclements.com Secondary Email: abaustert@mclements.com

September 2, 9, 2022

# FIRST INSERTION

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

File No. 2022 CP 002425 Division Probate IN RE: ESTATE OF

SALLY TORRENCE Deceased.

The administration of the estate of Sally Torrence, deceased, whose date of death was May 8, 2022, is pending in the Circuit Court for Polk County, of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attornev 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 PURITCATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is September 2, 2022. **Phillip Torrence** 

Personal Representative 1714 Fox Hill Drive Lakeland, Florida 33810 MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite 102 Clearwater, Florida 33759 Telephone: (888) 483-5040 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com September 2, 9, 2022

22-01370K

### FIRST INSERTION

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges. 2013 POLA

4XAWH76A8D2711670 Total Lien: \$6431.50 Sale Date:10/03/2022 Location: MCKIBBEN POWER-SPORTS INC. DBA: MCKIBBEN POWERSPORTS OF LAKE WALES 20769 HWY 27 LAKE WALES, FL 33853

Pursuant to F.S. 713.585 the cash

amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Polk and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.

September 2, 2022

### FIRST INSERTION

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

FILE NO. 2022-CP-0028880000XX FLORIDA BAR NO. 144663 IN RE: ESTATE OF JERRY DUNCAN YARBROUGH

Deceased.

The administration of the estate of JERRY DUNCAN YARBROUGH, deceased, whose date of death was June 14, 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, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is SEPTEMBER 2, 2022.

Co-Personal Representatives Name: KIMILLA Y. BUSSEY Address: 7149 Hatpin Loop Wesley Chapel, FL 33545 Name: CECELIA Y. HUNT Address: 2901 Saxon Drive New Smyrna Beach, FL 32169

Attorney for Personal Representative Charles S. White, of CHARLES S. WHITE, P.A. 104 N. Evers St., Ste. 201 Plant City, Florida 33563 Tel. (813) 752-6155/Fax. (813) 754-1758 Email: servicecs watty@aol.com2nd Email: cswatty@aol.com September 2, 9, 2022

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP-2604 **Division PROBATE** IN RE: ESTATE OF ROBERT BRUCE MCMULLEN

Deceased.

The administration of the estate of Robert Bruce McMullen, deceased, whose date of death was February 19, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 2, 2022.

Co-Personal Representatives: Bobbie Jean Selva 2920 Warrington Avenue

Lakeland, Florida 33803 Robert Bruce McMullen 3322 Imperial Manor Way Mulberry, Florida 33860 Attorney for Personal Representative:

Daniel Medina, B.C.S. FLorida Bar No. 0027553 MEDINA LAW GROUP, P.A. 402 S. Kentucky Ave., Suite 660 Lakeland, FL 33801 Telephone: 863-682-9730 Fax Number: 863-616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com

September 2, 9, 2022

### FIRST INSERTION

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

CASE NO.: 2021-CA-001661 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TRUST Plaintiff, v.

IRFAN MARTIN IFTIKHAR; et al., Defendant(s).
NOTICE IS HEREBY GIVEN that

pursuant to an order resetting sale entered on August 16, 2022 and entered in Case No. 2021-CA-001661 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein IRFAN MARTIN IFTIKHAR: UNKNOWN SPOUSE OF IRFAN MARTIN IFTIKHAR; UNKNOWN TENANT #1 N/K/A DAWN DOVE: and UNKNOWN TENANT #2 N/K/A ROBERT JOHNSON are the Defendants. The Clerk of the Court, Stacv M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose. com on September 30, 2022, at 10:00 AM, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK V, CROOKED LAKE PARK, TRACT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 42. PAGE(S) 42. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as 502 Canal Drive, Lake Wales, FL 33859

22-01374K

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE

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

WITNESS my hand and the seal of the court on August 25, 2022. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 1031 North Miami Beach Blvd North Miami Beach, FL 33162  $\,$ Telephone: (305) 501.2808 Facsimile: (954) 780.5578 By: /s/ Tara L. Rosenfeld Chase A. Berger, Esq. Florida Bar No.: 083794 Tara L. Rosenfeld, Esq. Florida Bar No. 0059454 fcpleadings@ghidottiberger.com September 2, 9, 2022

# **HOW TO PUBLISH YOUR**

# CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

### FIRST INSERTION

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

53-2021-CA-002294-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED

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

Notice is hereby given that on 9/22/22 at 10:00 a.m. Eastern time at www. polk.realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:

Count I
KAY LORRAINE AHRENS AND ANY AND ALL UN-KNOWN HEIRS, DEVI-SEES AND OTHER CLAIM-ANTS OF KAY LORRAINE AHRENS,

An undivided interest 1.923% in unit 0040 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 41together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: PRESIDENT Count II DAVID G. AGUAYO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DAVID G.

AGUAYO, An undivided interest 1.923% in unit 0401 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"),

NOTICE OF SALE

IN THE COUNTY COURT OF THE

10TH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO: 2022-CC-000040

VILLAGES AT BRIDGEWATER

COMMUNITY ASSOCIATION,

CHRISTOPHER J. SMITH III:

CHRISTOPHER J. SMITH III;

NOTICE IS HEREBY GIVEN that,

pursuant to the Final Judgment entered

in this cause, in the County Court of

Polk County, Florida, Stacy Butterfield

Clerk of Court, will sell all the property situated in Polk County, Florida de-

Lot 3, Block A, VILLAGES AT BRIDGEWATER VILLAGE 3,

according to the Plat thereof as re-

corded in Plat Book 159, Pages 30 through 32, inclusive, of the Public

Records of Polk County, Florida,

and any subsequent amendments

Property Address: 2250 Caspian

at public sale, to the highest and best bidder, for cash, via the Internet at

www.polk.realforeclose.com at 10:00

PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PER-

SONS WHO ARE ENTITLED TO BE

PAID FROM THE SALE PROCEED

IF THIS PROPERTY IS SOLD AT

Drive, Lakeland, FL 33805

A.M. on September 21. 2022.

to the aforesaid.

AND UNKNOWN TENANT(S),

UNKNOWN SPOUSE OF

INC., a not-for-profit Florida

corporation,

Defendants.

FIRST INSERTION

MENT.

together with the exclusive right. as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 17together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions. Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: AMBASSADOR Count III

EMMANUEL DAVIS and ULA T DAVIS

An undivided interest 1.923% in unit 0027 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Daven-port, Florida 33897 ('Project''), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 11together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: PRESIDENT

Count IV
NATHAN GRANT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NATHAN GRANT,

An undivided interest 1.923% in unit, 0407 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests

PURSUANT TO THIS FINAL JUDG-

IF YOU ARE A SUBORDINATE

LIENHOLDER CLAIMING A RIGHT

TO THE FUNDS REMAINING AF-

TER THE SALE, YOU MUST FILE

A CLAIM WITH THE CLERK NO

LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A

CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS. IF YOU ARE A PERSON WITH A

DISABILITY WHO NEEDS ANY AC-

COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-

ING, YOU ARE ENTITLED, AT NO

COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE

CONTACT THE OFFICE OF THE

COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW,

FLORIDA 33830, (863) 534-4686,

AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-

ANCE, OR IMMEDIATELY UPON

RECEIVING THIS NOTIFICATION

IF THE TIME BEFORE THE SCHED-

ULED APPEARANCE IS LESS THAN

7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

MANKIN LAW GROUP

BRANDON K. MULLIS, ESQ.

E-Mail: Service@MankinLawGroup.

By Brandon K. Mullis

Attorney for Plaintiff

2535 Landmark Drive,

Clearwater, FL 33761

September 2, 9, 2022

(929) 725-0559

FBN: 23217

com

Suite 212

in the Unit, to occupy the Unit during Use Period Number 31together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions. Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

POLK COUNTY

Unit Type: AMBASSADOR Count V

FELISHA E. SCOTT and ASH-LEY D. SCOTT and JOEL C. SCOTT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOEL C. SCOTT

An undivided interest 1.923% in unit 0414 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"). together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 3together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida as amended from time to time ("Declaration")

Unit Type: AMBASSADOR Count VI MICHAEL J. VERSAILLES and JOSEPH C. WIGGINS and ROBERT M. WIGGINS DIANE J. SWEENEY ELEANOR FRANCES AND VERSAILLES AND ANY AND ALL UNKNOWN HEIRS, DE-VISEES AND OTHER CLAIM-ANTS OF ELEANOR FRAN-CES VERSAILLES,

An undivided interest 1.923% in

unit 0408 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Daven-port, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 50together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")
Unit Type: AMBASSADOR

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2021-CA-002294-0000-00.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this August 25, 2022 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com

September 2, 9, 2022 22-01356K

### FIRST INSERTION

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

CASE NO: 2021-CC-005633 VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NAHUM CORDOVA, JR; UN-KNOWN SPOUSE OF NAHUM CORDOVA, JR; AND UNKNOWN

TENANT(S). Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida de-

Lot 12, Block A, VILLAGES AT BRIDGEWATER VILLAGE 3, according to the Plat thereof as recorded in Plat Book 159, Page(s) 30 through 32, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 6610 Caspian Court, Lakeland, FL 33805 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on September 21. 2022.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEED

MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AF-TER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS: IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. MANKIN LAW GROUP

By Brandon K. Mullis

2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (929) 725-0559 FBN: 23217

September 2, 9, 2022 22-01362K

PURSUANT TO THIS FINAL JUDG-

BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup. com

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA-000894-0000-00

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL ANN MCEWAN, et al.,

**Defendants.**TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF CHERYL ANN MCEWAN Last Known Address: 131 FALL GLO RD, WINTER HAVEN, FL 33880

Current Residence Unknown YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOT 100, SQUIRE'S GROVE,

ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 41 THROUGH 43, 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 De Cubas

this Court this 17 day of August, 2022. STACY M. BUTTERFIELD, CPA As Clerk of the Court

De Cubas & Lewis, P.A., Attorney for Plaintiff, P.O. BOX 771270, CORAL SPRINGS, FL 33077 22-00411

call 711.

September 2, 9, 2022 22-01355K

& Lewis, P.A., Attorney for Plaintiff,

whose address is P.O. BOX 771270,

CORAL SPRINGS, FL 33077 on or be

fore September 26, 2022, a date at least

thirty (30) days after the first publica-

tion of this Notice in the (Please publish in THE BUSINESS OBSERVER) and

file the original with the Clerk of this

Court either before service on Plain-

tiff's attorney or immediately thereaf-

ter; otherwise a default will be entered

against you for the relief demanded in

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

WITNESS my hand and the seal of

(SEAL) By Danielle Cavas

As Deputy Clerk

If you are a person with a disability

the complaint.

### FIRST INSERTION

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

CASE NO.: 2021CA001384000000 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2. MORTGAGE-BACKED **CERTIFICATES, SERIES 2019-2,** Plaintiff, VS.
TERRANCE L. BUTLER A/K/A

TERRANCE BUTLER; CRYSTAL M. CULMER A/K/A CRYSTAL CUL-MER; YORKSHIRE HOMEOWN-ERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TEN-ANT #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 July 21, 2022 in Civil Case No. 2021CA001384000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIA-TION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFI-CATES, SERIES 2019-2 is the Plaintiff, and TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYSTAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOMEOWNERS' AS-SOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 N/K/A DWIGHT HOWARD; UNKNOWN TENANT #2 N/K/A KATERRA BUT-LER are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on October 19, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 80, YORKSHIRE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 5 THROUGH 8, 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRA-TOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711...

Dated this 25 day of August, 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: Zachary Y. Ullman Esq. FBN: 106751 Digitally signed by Zachary Ullman Date:2022-08-25 15:14:13 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-3526B September 2, 9, 2022 22-01378K

### FIRST INSERTION

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

CASE NO.: 2022-CC-001303 UDGE: BRANDON KAFOOL BE A MAN BUY LAND, LLC, a Florida limited liability company Plaintiff, v. MIGDALIA FELICIANO RODRIGUEZ, UNKNOWN SPOUSE OF MIGDALIA FELICIANO RODRIGUEZ AND

UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.
TO: MIGDALIA

FELICIANO RODRIGUEZ and UNKNOWN SPOUSE OF MIGDALIA FELICIANO RODRIGUEZ, 524 Pilaklakaha Ave. Auburndale, Florida 33823, and all parties having or claiming to have any right, title or interest in the property herein described and all parties claiming interests by, through, under or against MIGDALIA FELICIANO RO-DRIGUEZ and UNKNOWN SPOUSE OF MIGDALIA FELICIANO RODRI-YOU ARE NOTIFIED that an action

for foreclosure of a mortgage has been filed against you on property located in Polk County, Florida, further identified

PARCEL ID: 23-28-13-074000-011031

THE EAST 44.4 FEET OF LOT 3, BLOCK 11, ADAMS SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, POLK COUNTY, FLORIDA.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all

easements, appurtenances, and fixtures now or hereafter a part of the property.

You are required to serve a copy of your written defenses, if any, to it on RENE S. GRIFFITH, ESQUIRE, Plaintiff's at torney, whose address is 4260 SE Federal Highway, Stuart, Florida 34997, on or before 9-29-22, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dates this 23 day of August, 2022. STACY M. BUTTERFIELD Clerk of Court By: Kaylea Olivier Deputy Clerk

RENE S. GRIFFITH, ESQUIRE Plaintiff's attorney 4260 SE Federal Highway, Stuart, Florida 34997 2022CC-001303-0000-00 22-01385K September 2, 9, 2022

FIRST INSERTION

22-01363K

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

CASE NO. 2021CA002276000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE OF THE VIRGINIA T. ACKERMAN REVOCABLE LIVING TRUST, DATED OCTOBER 2, 1996,

et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 01, 2022, and entered in 2021CA002276000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUST-

**HOW TO PUBLISH YOUR** 

EGAL NOTIC THE BUSINESS OBSERVE

EE FOR MORTGAGE ASSETS MAN-AGEMENT SERIES I TRUST is the Plaintiff and UNKNOWN SUCCES-SOR TRUSTEE OF THE VIRGINIA T. ACKERMAN REVOCABLE LIVING TRUST, DATED OCTOBER 2, 1996; THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF VIRGINIA T. ACKERMAN, DECEASED; UN-KNOWN BENEFICIARIES OF THE VIRGINIA T. ACKERMAN REVOCA-BLE LIVING TRUST, DATED OCTO-BER 2, 1996; CRAIG S. ACKERMAN; LINITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 30, 2022, the following described property as set forth in said Final Judgment,

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA, TO-WIT:LOT BLOCK 7, WEDGEWOOD GOLF AND COUNTRY CLUB, PHASE ONE, UNIT TWO, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGE 11 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 726 ROCK-INGHAM ROAD, LAKELAND, FL 33809

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 29 day of August, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909

Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-080082 - CaB September 2, 9, 2022 22-01381K

CALL 941-906-9386

e-mail legal@businessobserverfl.com

and select the appropriate County name from the menu option **OR** 

### **POLK COUNTY**

### FIRST INSERTION

### LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lakeside Preserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four (4) additional annual renewals. The District is a local unit of specialpurpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida and has an operating budget of approximately \$176,900 exclusive of debt service. The final contract will require that, among other things, the audit for Fiscal Year 2022 be completed no later than June 1, 2023.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to

proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide three (3) hard copies of their proposal and one (1) electronic copy (CD or flash drive) to Jane Gaarlandt, District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, in an envelope marked on the outside "Auditing Services - Lakeside Preserve Community Development District". Proposals must be received by September 13, 2022, at 4:30 p.m., at the office of the District Manager. Please direct all questions regarding this Request for Proposals to the District Manager, who

this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package

Lakeside Preserve Community

District Manager September 2, 2022

### FIRST INSERTION

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

CASE: 2022-CC-00922 MADISON PLACE TOWNHOMES ASSOCIATION, INC., a not-forprofit Florida corporation, Plaintiff, vs.

JARED HAMER; UNKNOWN SPOUSE OF JARED HAMER AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida de-

Lot 99, MADISON PLACE PHASE 1, according to the Plat thereof as recorded in Plat Book 173, Pages 16-20, of the Public Records of Polk County, Florida. A/K/A 362 Madison Drive, Daven-

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on September 19. 2022.

port, FL 33837

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE

LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AF-TER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE 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 BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. MANKIN LAW GROUP

By Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff  $\hbox{E-Mail: Service@MankinLawGroup.}\\$ com 2535 Landmark Drive, Suite 212

Clearwater, FL 33761 (929) 725-0559 FBN: 23217

September 2, 9, 2022 22-01361K

### FIRST INSERTION

BURNDALE HEIGHTS SUBDI-VISION, ACCORDING TO THE PLAT THEREOF AS RECORD-

OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in

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

DATED this 30th day of August, 2022

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

ED IN PLAT BOOK 2, PAGE(S) 13, OF THE PUBLIC RECORDS

impaired, call 711.

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE

36615.0281 / JDeleon-Colonna September 2, 9, 2022 22-01387K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2020CA-003531-0000-00

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF G. DIANE HEATH AKA GLORIA HEATH, DECEASED,

DEVISEES, GRANTEES,

et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2020CA-003531-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, REVERSE MORT-GAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF G. DIANE HEATH AKA GLORIA HEATH, DECEASED, et al., are Defendants, Clerk of Court, Stacy M. Butterfield, CPA, will sell to the highest bidder for cash at WWW.POLK. REALFORECLOSE.COM, at the hour of 10:00 AM, on the 13 th day of September, 2022, the following described property:

LOT 37, BLOCK 1 OF SUN RAY HOMES PLAT NUMBER THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 15, OF THE PUBLIC RECORDS OF POLK, FLORIDA.

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

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 25th day of August,

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 Karissa Chin-Duncan, Esq. Florida Bar No. 98472

22-01364K September 2, 9, 2022

### 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. 532020CA002625000000 PennyMac Loan Services, LLC, Plaintiff, vs.

BELINDA ROJAS, et al., **Defendants.**NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and Rescheduling Foreclosure Sale, entered in Case No. 532020CA002625000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC, is the Plaintiff and BE-LINDA ROJAS; Unknown Spouse of Belinda Rojas; Royal Ridge Homeowners' Association, Inc.; Unknown Spouse of Patricia J. Rosecrans 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 23rd day of September, 2022, the following described property as set forth in said Final Judg-

ment, to wit: LOT 13, HUNTWICKE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 43,

AND 44, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, 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 25th day of August, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F00380 September 2, 9, 2022 22-01367K

### FIRST INSERTION

### Notice of Sale

Inspect 1 week prior @ lienor facility; cash or cashier check; any person inter-

Sale date September 16, 2022 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

37071 2018 Honda VIN#: 5J6RW1H94JL002066 Lienor: Bracket Choice Auto 930 Robertts Rd #49 Haines

Licensed Auctioneers FLAB422 FLAU

### FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION CASE NO.: 2019CA000312000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. CAROL A. ERDLY A/K/A CAROL

ERDLY; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on August 16, 2022 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of September, 2022 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 16 IN BLOCK H OF JAN PHYL VILLAGE UNIT NUMBER SIXTEEN, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 61, PAGE 17. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 306 Fern Road, Winter Haven, FL 33880

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

clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

I HEREBY CERTIFY a true and

correct copy of the foregoing has been furnished to all parties on the attached service list by e-Service or by First Class U.S. Mail on this 25th day of August 2022:

Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 18-012259-1 September 2, 9, 2022

### FIRST INSERTION

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

CASE NO.: 2022CC000331000000 THE MANORS AT WESTRIDGE HOMEOWNERS' ASSOCIATION, INC.

Plaintiff, vs. MIRVAT FAYAD, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/8/2022, in Case No.: 2022CC000331000000 of the County Court in and for Polk County, Florida, wherein THE MANORS AT WESTRIDGE HOMEOWNERS' AS-SOCIATION, INC., is the Plaintiff and MIRVAT FAYAD, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk. realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/22/2022, the following described property set forth in the Final Judgment of Foreclosure:

Lot 68, Villas of Westridge, Phase 5-A, according to the Plat thereof as recorded in Plat Book 106, Pages 17 & 18, 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 AC-COMMODATION 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 SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: August 24, 2022 By: /s/Frank J. Lacquaniti Frank J. Lacquaniti, Esquire Florida Bar No.: 26347 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 September 2, 9, 2022 22-01373K



My local county commission wants to begin running its zoning ordinance hearing notices (and others allowed under the bill) on a newspaper website only. What must they do?

Florida House Bill 35 says that regardless of the internet-only The "governing body," in this case the commission members, must decide by majority vote that such publication is in the "public interest," and that residents have sufficient access to broadband service or through other means such that "public access is not unreasonably restricted."

**VIEW NOTICES ONLINE AT** Legals.BusinessObserverFL.com

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

# erty as set forth in said Final Judgment, LOT 1, BLOCK "B", LAKE DAISY ESTATES, PHASE

can be reached at (407) 723-5900. Any protest regarding the terms of

pro visions.

Development District Jane Gaarlandt

FIRST INSERTION NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2021CA-002474-0000-00 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ES-TATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al.,

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-002474-0000-00 of the Circuit Court of the 10 TH Judicial Circuit in and for POLK County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al., are Defendants, Stacy M. Butterfield, CPA, Clerk of Court, will sell to the highest bidder for cash at WWW.POLK.REALFORE-CLOSE.COM, at the hour of 10:00 AM, on the 18th day of October, 2022, the

following described property: LOTS 19 AND 20, BLOCK 15, AU-

### 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. 2019CA004772000000 CALIBER HOME LOANS, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHARLENE S. MCCARTER, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 09, 2022, and entered in 2019CA004772000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the  $\,$ Plaintiff and UNKNOWN TENANT N/K/A WALLACE BOWMAN: THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES LIENORS CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHARLENES, MCCART-ER, DECEASED; ERICA DARLENE WILLIAMS; DAVID SHANE MC-CARTER are the Defendant(s). Stacv M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 23, 2022, the following described prop-

PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 50 PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 402 LAKE DAISY DR, WINTER HAVEN,

ONE, ACCORDING TO THE

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

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 25 day of August, 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.com20-064589 - CaB September 2, 9, 2022 22-01366K

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

ested ph (954) 563-1999

City 954-444-3438 Lien Amt \$6214.59

765 & 1911September 2, 2022 22-01384K

### 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 RIDGE CHIROPRACTIC located at 82 Maxcy Plaza Cir in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of August, 2022. Carl Conforti CHAMPION WELLNESS CENTER

OF HAINES CITY, LLC September 2, 2022 22-01375K

### FIRST INSERTION

Notice Of Sale Affordable secure Storage-Lakeland 1925 George Jenkins Blvd Lakeland,Fl 33815 863-682-2988

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statues: Self storage act, Sections 83.806 and 83.807, all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.

D05 Nathanael Lopez H02 STEPHANIE WADE A25 Sherri Fairchild L07 Laquasha Stephens **B03** Egeria Tinsley A14 FLORENCE DAVIS Auction date: 9.20.2022 September 2, 9, 2022

22-01357K

### FIRST INSERTION

Notice of Sale Pursuant to Florida Statute 713.585

F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facilitv: cash or cashier check; any person interested ph (954) 563-1999

Sale date September 16, 2022 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

37034 2013 Kia VIN#: 5XYKT3A13DG332443 Lienor: Bracket Choice Auto 930 Roberts Rd #49 Haines City 954-444-3438 Lien Amt \$5101.00

37035 2002 Nissan VIN#: 1N4BL11E12C706384 Lienor: & Sons Auto Body 1890 US Hwy 17-92 #10 Lake Alfred 863-258-8417 Lien Amt

Licensed Auctioneers FLAB422 FLAU 765 & 1911

September 2, 2022 22-01380K

### FIRST INSERTION

Notice is hereby given that ADZANORENA TORRES, OWNER, desiring to engage in business under the fictitious name of ASDZAA FLORIDA located at 1112 N MARTIN ST., APT B, 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.

September 2, 2022 22-01377K

### FIRST INSERTION

POLK COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2022CA002818000000 DAVID CRUZ.

Plaintiff, vs. THE ESTATE OF JOHN J. MURRAY, and all others claiming by, through and under THE ESTATE OF JOHN J. MURRAY,

**Defendant,**TO: THE ESTATE OF JOHN J. MURRAY, and all others claiming by, through and under THE ESTATE OF

JOHN J. MURRAY YOU ARE NOTIFIED that an action to quiet the title on the following real

property in Polk County, Florida:

Lot 1, Block 33, POINCIANA NEIGHBORHOOD 1 VILLAGE 3, according to the map or plat thereof as recorded in Plat Book 52, Pages 8 through 18, inclusive of the Public Records of Polk County, Florida a/k/a 726 Bogie

Ct. Poinciana FL 34759.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 10-3-22, 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..

DATED this 25 day of August 2022. Stacy M. Butterfield Clerk of the Circuit Court By: Kaylea Olivier As Deputy Clerk

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Sept. 2, 9, 16, 23, 2022 22-01379K

### 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 Phenomenal Films and Photos located at 1052 US-92 in the City of Auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2022. Jennifer Richard

September 2, 2022 22-01359K

### 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. 2021CA003338000000 REVERSE MORTGAGE FUNDING

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAROLD M. WEIGAND, DECEASED, et. al.

**Defendant**(s), TO: EILEEN WEIGAND, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property

described in the mortgage being fore-

closed herein TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAR-OLD M. WEIGAND, 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 815, LAKE ASHTON

Notice is hereby given that AURUM

INVESTMENT CORP, OWNER,

desiring to engage in business under

the fictitious name of EDEN - A

SMOKER'S PARADISE located at 1347 LASSEN ST, HAINES CITY, FLORIDA

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2019CA000928000000

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered in Case No. 2019CA000928000000

of the Circuit Court of the TENTH Ju-

dicial Circuit, in and for Polk County,

Florida, wherein Wells Fargo Bank

N.A. is the Plaintiff and Mark Wil-

liams; City of Lakeland, Florida are the

Defendants, that Stacy M. Butterfield,

Polk County Clerk of Court will sell to

the highest and best bidder for cash at,

www.polk.realforeclose.com, beginning

at 10:00 AM on the 4th day of October.

2022, the following described property

as set forth in said Final Judgment, to

LOTS 288, 289, AND 290, CLEVELAND HEIGHTS,

CLEVELAND HEIGHTS, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 8,

PAGES 26, 27 AND 28 OF THE

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

Mark Williams, et al.,

Defendants.

FIRST INSERTION

**SUBSEQUENT INSERTIONS** 

SECOND INSERTION

GOLF CLUB PIIASE III -B, AC-CORDING TO THE MAP OF PLAT THEREOF AS RECORD-ED IN PLAT BOOK 129, PAGES 47 AND 48, 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 Avenue, Suite 100. Boca Raton. Florida 33487 on or before September 30, 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 24th day of August, 2022.

Stacv M. Butterfield CLERK OF THE CIRCUIT COURT BY: Asuncion Nieves DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &

Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-099030

September 2, 9, 2022 22-01382K

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

22-01376K

Florida Statutes.

September 2, 2022

### SUBSEQUENT INSERTIONS

### THIRD INSERTION

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

Case No: 22-CA-1564 JOSEPH BANVILLE; Plaintiff, vs.
ANTHONY MALONE, and THE ESTATE OF LETA M. MEEKS, Defendants. STATE OF FLORIDA

COUNTY OF PASCO TO: THE ESTATE OF LETA M. MEEKS c/o LETA DENSE PURSELL (DAUGHTER), whose last known address is 355

Autumn Lane Crittenden, KY 41030 but who has been repeatedly absent from the premises after multiple attempts, 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 Defendant, 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 herein.

Lot 16, Block 92, INDIAN LAKE ESTATES UNIT 2, according to the plat thereof as recorded in Plat Book 39, Page 14, Public Records of Polk County, Florida. AKA: a vacant lot on BOU-GAINVILLEA, INDIAN LAKE ESTATES FL 33855 Property ID Number: 30-31-06-

994020-009216

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618, on or before 8/18/2022 (no later than 28 days from the date of the first publication of this notice of action) 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.

Done on this 28th day of June, 2022. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on JUL 12 2022. STACY M. BUTTERFIELD, CPA As Clerk of the Court By: /s/ Asuncion Nieves As Deputy Clerk STACY M. BUTTERFIELD, CPA As Clerk of the Court Civil Division 255 N. Broadway Ave. Bartow, FL 33830

(863) 534-4000 /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com L - 2113

August 19, 26, 2022 22-01285K

# THIRD INSERTION

SECOND INSERTION

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

Case No. 22-CA-1580 JOSEPH BANVILLE; Plaintiff, vs. DAVID GOMEZ, and MARIA DE GOMEZ, Defendants.

STATE OF FLORIDA COUNTY OF POLK TO: DAVID GOMEZ, and MARIA DE

whose last known address is unknown, and whose age is unknown except that both are over the age of 18 years, if they be dead and 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

Lot 7, Block 329, INDIAN LAKE ESTATES UNIT 10, according to the plat thereof as recorded in Plat Book 40, Page 14, Public Records of Polk County, Florida. AKA: Coral Gables Dr, Indian Lake Estates, Fl 33855

Property ID Number: 30-31-04-

994100-032907 has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618, on or before September 19, 2022 (no later

than 28 days from the date of the first publication of this notice of action) 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.

Done on this 8th day of June, 2022.

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By: Asuncion Nieves As Deputy Clerk

By; /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@lcolaw.com L2114

Aug. 19, 26; Sept. 2, 9, 2022

DATED on August 11, 2022. STACY M. BUTTERFIELD, CPA As Clerk of the Court Civil Division 255 N. Broadway Ave. Bartow, FL 33830 (863) 534-4000

22-01268K

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

CASE NO · 2022CA001394000000

HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FLOYD J. LEWIS (DECEASED); UNKNOWN SPOUSE OF FLOYD J. LEWIS (DECEASED); SUSAN DAMON LEWIS A/K/A SUSAN MARIE DAMON A/K/A SUSAN DAMON, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); MINNIE PEARL KESTER A/K/A MINNIE

KESTER, AS POTENTIAL HEIR

OF THE ESTATE OF FLOYD J.

LEWIS (DECEASED); UNITED

OF HOUSING AND URBAN

STATES OF AMERICA, ACTING

ON BEHALF OF THE SECRETARY

DEVELOPMENT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; 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 CLAIMANTS: UNKNOWN TENANT #1; UNKNOWN TENANT #2 whose name is fictitious to account for parties in possession,

Defendants TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTH-ERS WHO MAY CLAIM AN INTEREST IN, BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF FLOYD J. LEWIS (DECEASED) 2815 US HIGHWAY 98 E FORT MEADE, FLORIDA 33841

whose residence is unknown and all

parties claiming an interest by, through,

under, or against, the said 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 recorded on February 19, 2009 in OR Book 7820, Page 427, Public Records of Polk County, Florida which is described in this notice.

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

PARCEL #25: THE WEST
100.0 FEET OF THE EAST
140.0 FEET OF THE SOUTH 461.0 FEET OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25.0 FEET FOR ROAD RIGHT-OF-WAY PROPERTY ADDRESS: 2815 US HIGHWAY 98 E, FORT MEADE, FLORIDA 33841 PARCEL:

263130000000044050 has been filed against you, and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for the Plaintiff, Ashland R. Medley, Esq., Ashland Medley Law, PLLC, 3111 North University Drive, Suite 718, Coral Springs, Florida 33065, on or before 9-12-2022, (30 days from

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 filed in this action.

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

of this Court on August 5, 2022. STACY M. BUTTERFIELD, CPA CLERK OF COURTS AND COMPTROLLER (SEAL) By: Asuncion Nieves As Deputy Clerk

Ashland R. Medley, Esq., Ashland Medley Law, PLLC, 3111 North University Drive, Suite 718, Coral Springs, Florida 33065 Aug. 26; Sept. 2, 2022 22-01323K

the date of the first publication of this

are hearing or voice impaired, call 711. WITNESS my hand and official seal

OF THIS NOTICE ON THEM. All other creditors of the decedent

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 19 day of August, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff  $2001~\mathrm{NW}$ 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By: /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 19-F00174 Aug. 26; Sept. 2, 2022 22-01319K

### SECOND INSERTION

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

PROBATE DIVISION File No. 2022-CP-002860 Division: Probate IN RE: ESTATE OF JOHN PHILLIP CLEMONS (A/K/A JOHN P. CLEMONS A/K/A JOHN CLEMONS) Deceased.

The administration of the estate of John Phillip Clemons (a/k/a John P. Clemons a/k/a John Clemons), deceased, whose date of death was July 26, 2022, is pending in the Circuit Court for Polk County, Florida. Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 26, 2022. **Personal Representative:** 

Summer R. Clemons 249 Wilson Avenue Babson Park, Florida 33827 Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 Sarah E. Voss, Esq. Florida Bar Number: 1025128

Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com SVoss@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.com Aug. 26; Sept. 2, 2022 22-01344K

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020CA002414 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-**BACKED CERTIFICATES, SERIES** 2007-OPT1, Plaintiff, vs.

ALEJANDRO A. ZAMORA A/K/A A. ZAMORA; MARIA A. ZAMORA A/K/A MARIA ZAMORA; TOWNE PARK ESTATES HOMEOWNERS ASSOCIATION INC.; UNKNOWN SPOUSE OF ALEJANDRO A. ZAMORA A/K/A A. ZAMORA; UNKNOWN SPOUSE OF MARIA A. ZAMORA A/K/A MARIA ZAMORA,

Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated July 28, 2022, and entered in Case No. 2020CA002414 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CER-TIFICATES, SERIES 2007-OPT1, is Plaintiff and ALEJANDRO A. ZAMO-RA A/K/A A. ZAMORA: MARIA A. ZAMORA A/K/A MARIA ZAMORA; TOWNE PARK ESTATES HOME-OWNERS ASSOCIATION INC.: UN-KNOWN SPOUSE OF ALEJANDRO A. ZAMORA A/K/A A. ZAMORA; UNKNOWN SPOUSE OF MARIA A. ZAMORA A/K/A MARIA ZAMORA, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.polk.realforeclose.

com at 10:00 a.m. on the 18th day of

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.: 2021CA001424000000 NATIONSTAR MORTGAGE LLC

D/B/A MR. COOPER,

JON R. DALTON A/K/A JON

RICHARD DALTON; SHARON

DALTON; UNKNOWN SPOUSE

SPOUSE OF SHARON CORA

MAE WEBB F/K/A SHARON C. DALTON A/K/A SHARON

UNKNOWN TENANT #2,

Judicial Circuit in and

DALTON are Defendants.

Defendant(s).

MORTGAGE

MR.

and

OF JON R. DALTON A/K/A JON RICHARD DALTON; UNKNOWN

DALTON; UNKNOWN TENANT #1;

NOTICE IS HEREBY GIVEN that

sale will be made pursuant to a Fi-nal Judgment. Final Judgment was

awarded on August 12, 2022 in Civil

Case No. 2021CA001424000000, of the Circuit Court of the TENTH

County, Florida, wherein, NATIONSTAR

SHARON CORA MAE WEBB F/K/A

SHARONC.DALTONA/K/A SHARON

The Clerk of the Court, Stacy M.

Butterfield, CPA will sell to the highest

bidder for cash at www.polk.realfore-

close.com on September 16, 2022 at

COOPER is the

LLC

JON R. DALTON A/K/A RICHARD DALTON and

for Polk

Plaintiff,

D/B/A

CORA MAE WEBB F/K/A SHARON C. DALTON A/K/A SHARON

Plaintiff, VS.

SECOND INSERTION

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

LOT 201, TOWNE PARK ES-TATES PHASE 1-A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 140, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3580 Marsh Wren Street, Lakeland, Florida 33811

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

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

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

Dated: 8/18/22 McCabe, Weisberg & Conway, LLC By /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 20-401037

10:00:00 AM EST the following de-

Final Judgment, to wit: LOT 7, GROVE PARK, AC-

scribed real property as set forth in said

CORDING TO THE MAP OF

PLAT THEREOF AS RECORD-ED IN PLAT BOOK 36, PAGE

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.

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

 $court\ appearance,\ or\ immediately\ upon$ 

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice impaired, call 711.

ALDRIDGE PITE, LLP

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

Aug. 26; Sept. 2, 2022

Service Mail@aldridgepite.com

Primary E-Mail:

5300 West Atlantic Avenue,

Attorney for Plaintiff

Suite 303

FBN:

If you are a person with a disability

POLK COUNTY, FLORIDA

PUBLIC RECORDS OF

22-01311K Aug. 26; Sept. 2, 2022

### SECOND INSERTION

**POLK COUNTY** 

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

DIVISION CASE NO. 2020CA000323000000 SELECT PORTFOLIO SERVICING,

Plaintiff, vs.

ROBERT A. KERATT, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 18, 2022, and entered in 2020CA000323000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein US BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and ROBERT A. KERATT: KAREN D. KERATT: THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ERNEST V. BERNARD, DECEASED: KEYBANK NATION-AL ASSOCIATION; WHISPERING TRAILS HOMEOWNERS ASSOCIA-TION OF WINTER HAVEN, INC.: REDBRICK FINANCIAL GROUP, INC.; JOAN BERNARD; JACKIE HALLADAY are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. polk.realforeclose.com, at 10:00 AM, on September 16, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 163, WHISPERING
TRAILS PHASE 2, ACCORD-

ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 143, PAGES 49, 50 AND 51, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2733 WHIS-PERING TRAILS DR, WINTER HAVEN, FL 33884

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 18 day of August, 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.com19-362307 - EuE

Aug. 26; Sept. 2, 2022 22-01314K

### SECOND INSERTION

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

CIVIL ACTION CASE NO.: 53-2021-CA-001249 REVERSE MORTGAGE FUNDING

Plaintiff, vs. LORETTA ROTH, et al,

**Defendant**(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 8, 2022, and entered in Case No. 53-2021-CA-001249 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Reverse Mortgage Funding LLC, is the Plaintiff and Loretta Roth, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 9, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 89 OF COUNTY OAKS ES-TATES, UNIT NO. 6, ACCORD-ING TO PLAT THEREOF RE-CORDED IN PLAT BOOK 75, PAGE 19, PUBLIC RECORD OF

POLK COUNTY, FLOIRDA A/K/A 3738 RED OAK COURT LAKE WALES FL 33898

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 18 day of August, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq.

Aug. 26; Sept. 2, 2022 22-01313K

CT - 21-001882

### 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. 2021CA002689000000 LAKEVIEW LOAN SERVICING,

Plaintiff, vs. PEDRO L. ECHEVARRIA AND MYRAIDA ALVAREZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 12, 2022, and entered in 2021CA002689000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff and PEDRO L. ECHEVARRIA; MYRAIDA ALVAREZ; CITRUS ISLE HOMEOWNERS ASSOCIATION OF POLK COUNTY, 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 September 13, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 108, CITRUS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE(S) 44 THROUGH 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 237 CITRUS

ISLE LOOP, DAVENPORT, FL 33837

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

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

Dated this 16 day of August, 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 20-004360 - CaB Aug. 26; Sept. 2, 2022

22-01307K

### 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. 53-2021CA-002169-0000-00 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CIM TRUST 2019-R5,

Plaintiff, vs. MARIA N. RANGEL A/K/A MARIA RANGEL, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 3, 2022 in Civil Case No. 53-2021CA-002169-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC-ITY BUT SOLELY IN ITS CAPAC-ITY AS TRUSTEE OF CIM TRUST 2019-R5 is Plaintiff and MARIA N. RANGEL A/K/A MARIA RANGEL, 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.realfore-close.com in accordance with Chapter 45, Florida Statutes on the 27th day of September, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 32-B, Lake Gibson Village, further described as: Lot 32 of Lake Gibson Village, according

to the plat thereof as recorded in Plat Book 88, Page 46, of the Public Records of Polk County, Florida, LESS the West 45.32 feet thereof, AND ALSO the West 2.4 fee of Lot 33, Lake Gibson Village, as recorded in Plat Book 88, Page 46, of the Public Records of Polk County, Florida. Parcel ID: 2

4-27-19-161358-000321 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 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 146803 6913515 20-00808-2

Aug. 26; Sept. 2, 2022

SECOND INSERTION

# SECOND INSERTION

1221-5453B

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

CASE NO. 53-2021-CA-003688 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

TERRY DEAN ELMORE, JR. A/K/A TERRY ELMORE JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 19, 2022, and entered in 53-2021-CA-003688 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and TERRY DEAN ELMORE, JR. A/K/A TERRY ELMORE JR.; UN-KNOWN SPOUSE OF TERRY DEAN ELMORE, JR. A/K/A TERRY EL-MORE JR. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 16, 2022, the following described property as set forth in said Final Judgment,

LOT 80, JAN PHYL VILLAGE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 36, PAGES 28 AND 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 906 SPIRIT LAKE RD, WINTERHAVEN, FL 33880

22-01310K

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

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 18 day of August, 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 22-01316K Aug. 26; Sept. 2, 2022

### 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. 2018CA005076000000 METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs.

TONYA WOODS F/K/A TONYA J. FAIR, et al. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 01, 2022, and entered in 2018CA005076000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and TONYA WOODS F/K/A TONYA J. FAIR; STE-VEN W. FAIR; GARDENS HOMEOWNERS ASSOCIATION, INC., ; FLORIDA HOUSING FINANCE COR-PORATION: UNKNOWN SPOUSE OF TONYA WOODS F/K/A TONYA J. FAIR N/K/A RICHARD ERICKSON are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 15, 2022, the following described property as set

forth in said Final Judgment, to wit: LOT 4, OF GARDENS PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 137, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY,

Property Address: 427 MAJESTIC GARDENS BLVD., WIN-TER HAVEN, FL 33880

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

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 18 day of August, 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 20-060845 - ViT Aug. 26; Sept. 2, 2022 22-01315K

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

Case No. 2021CA001734000000 Truist Bank, formerly known as Branch Banking and Trust Company, The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors. Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald C. Bissell a/k/a Donald Bissell, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA001734000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald C. Bissell a/k/a Donald Bissell, Deceased; KRISTEN MELISSA MARJORIE BISSELL A/K/A KRIS-TEN M. BISSELL A/K/A KRISTEN BISSELL; Central Florida Building and Renovations, Inc.; Queen's Cove 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 14th day of September, 2022, the following described property as set forth in said Final Judgment, to wit:

22-01308K

LOT 24, QUEEN'S COVE, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ny 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 18th day of August, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 2021CA001734000000 File # 20-F00570 Aug. 26; Sept. 2, 2022 22-01312K

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

532021CA003554000000 MIDFIRST BANK Plaintiff, v. JEROMY BLAKE ALBERTSON; MAISY GEORGIE ALBERTSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ASSOCIATION OF POINCIANA VILLAGES, INC.: POINCIANA VILLAGE THREE ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 29, 2022, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 33, BLOCK 3, POIN-CIANA, NEIGHBORHOOD 1, VILLAGE 3, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 8 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 443 SPIKE CT. POINCI-ANA, FL 34759-4027

at public sale, to the highest and best

bidder, for cash, online at www.polk. realforeclose.com, on September 27. 2022 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 23 day of August, 2022. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000007343 Aug. 26; Sept. 2, 2022 22-01345K

### SECOND INSERTION

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

CASE NO.: 2019-CA-000837 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEFFREY S. FORRESTER, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 23, 2022, and entered in Case No. 2019-CA-000837 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Jeffrey S. Forrester, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk. realforeclose.com, Polk County, Florida at 10:00am EST on the September 20,  $\,$ 2022 the following described property as set forth in said Final Judgment of

Foreclosure: LOT 6, GARDEN GROVE HARBOURS #2, AN UNRE-CORDED SUBDIVISION, THE WEST 110 FEET OF THE EAST 905 FEET OF THE SOUTH 105 FEET OF THE NORTH 130 FEET OF THE SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER

OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. TRACT IS SUBJECT TO AN EASEMENT 7.5 FEET WIDE ALONG THE SOUTH BOUND-ARY FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

A/K/A 620 LAKE NED RD, WINTER HAVEN, FL 33884 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as

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 23 day of August, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lynn Vouis Florida Bar #870706 Lynn Vouis, Esq. CT - 19-001841 Aug. 26; Sept. 2, 2022 22-01346K

## SECOND INSERTION

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

CASE NO.: 2021-CA-003244 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A, Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES,

BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITES CLAIMING BY OR THORUGH THE ESTATE OF MAXINE S. MAYER, DECEASED; et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 18, 2022 entered in Civil Case No. 2021-CA-003244 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A, is Plaintiff and ALL UN-KNOWN HEIRS, DEVISEES, LEGA-TEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITES CLAIMING BY OR THORUGH THE ESTATE OF MAXINE S. MAYER, DECEASED: et. al., are Defendant(s).

The Clerk, Stacey M. Butterfield, will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www. polk.realforeclose.com on November 29. 2022 on the following described property as set forth in said Final

Judgment, to wit:

BEGIN AT A POINT 30.0 FEET NORTH AND 725.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWN-SHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLOR-IDA, RUN THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 65.0 FEET; RUN THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NE 1/4 OF SW ¼ A DISTANCE OF 190.0 FEET; RUN THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 OF SW ¼ A DISTANCE OF 65.0 FEET; RUN THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 190.0 FEET TO THE POINT OF BE-GINNING.

Property address: 1745 West Chase Street, Lakeland, 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.

DATED this 23rd day of August,

2022. LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 dmandel @dsmandel law.comBY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 Aug. 26; Sept. 2, 2022 22-01342K

### SECOND INSERTION

**POLK COUNTY** 

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

Case No. 532022CP0011580000XX IN RE: ESTATE OF GRACE M. ADELMANN Deceased.

The administration of the estate of Grace M. Adelmann, deceased, whose date of death was May 13, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Circuit Court for Polk County, Probate Division, PO BOX 9000. Bartow Drawer CC-4. Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 26, 2022.

Personal Representative: Donna J. Walgate 675 Black Lake Road

Hammond, NY 13646 Attorney for Personal Representative: Robert D. King, Esq Florida Bar No. 89104 The King Firm, PA 4430 Park Blvd Pinellas Park, Florida 33781 Aug. 26; Sept. 2, 2022 22-01331K

### SECOND INSERTION

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

File No. 532022CP0027530000XX IN RE: ESTATE OF DIANE NORRIS Deceased.

The administration of the estate of Diane Norris, deceased, whose date of death was 4/1/2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC4: 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 the decedent's estate on whom TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE

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

mands against decedent's estate must file their claims with this court WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES. WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is August 26, 2022.

### Personal Representative: Gary Norris

3430 Chase Street Huntington,, WV 25704 Attorney for Personal Representative: Bruce A. McDonald Florida Bar No. 263311 McDonald Fleming Attorney for Personal Representative Suite B, PMB # 137 707 E. Cervantes St. Pensacola, FL 32501-3286 (850) 346-7926 bamcdonald@pensacolalaw.com

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-2362

IN RE: ESTATE OF PATRICIA FAIRCHILD Deceased.

The administration of the Estate of Patricia Fairchild, deceased, File Number 2022-CP-2362, 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 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

Aug. 26; Sept. 2, 2022 22-01325K

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this

### Notice is August 26, 2022. Personal Representative: Stacey Griffin P.O. Box 471182

Kissimmee, FL 34747 Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 1777 Tamiami Trail, Suite 304-2 Port Charlotte, FL 33948 Tel: (941) 270-4489

contact@nath and ougherty law.comAug. 26; Sept. 2, 2022 22-01329K

### SECOND INSERTION

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

532022CA000825000000 MIDFIRST BANK Plaintiff, vs. JAMES D. CRUMBAUGH; DEBRAS. CRUMBAUGH; UNKNOWN TENANT 2; UNKNOWN TENANT 1; VILLAGE PARK ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 25, 2022, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 75, VILLAGE PARK, AC-

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THERE-ON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS: A 1990 FLEETWOOD DOU-BLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS FLFLL32A12029SC AND FLFLL32B12029SC AND TITLE NUMBERS 49360383 AND 49367089. SAID MOBILE HOME TITLES HAVE BEEN CANCELLED AND RETIRED, AS EVIDENCED BY THE RE-TIRE TITLE AFFIDAVIT RE-

CORDED IN OFFICIAL RE-CORDS BOOK 10641, PAGE 1227, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 434 VILLAGE CIR SW, WINTER HAVEN, FL 33880-1666

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 23, 2022 beginning at 10:00 ÅM.

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

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

Dated at St. Petersburg, Florida this 19 day of August, 2022. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000007692 Aug. 26; Sept. 2, 2022 22-01324K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-2776 **Division Probate** IN RE: ESTATE OF DAVID CHARLES SCHRADER

Deceased. The administration of the Estate of David Charles Schrader, deceased, whose date of death was June 1, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 34741. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 26, 2022.

Personal Representative: Elizabeth Babler-Schrader 536 Heartwell Drive

Poinciana, Florida 34759 Attorney for Personal Representative: Andrew M. Berland, Esq. E-mail Addresses: andrew@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 Aug. 26; Sept. 2, 2022 22-01335K

### SECOND INSERTION

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

PROBATE DIVISION File Number.: 22-CP-002562 IN RE: ESTATE OF CYNTHIA MADISON, **Deceased.**The administration of the estate of

CYNTHIA MADISON, deceased, File Number 22-CP-002562, 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 name and address of the personal representative and of 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of death of the decedent is June 6, 2022. The date of publications of this No-

tice are, August 26 and September 2,

Personal Representative: Jacqueline Madison 7631 62nd Way N Pinellas Park, FL 33781

Attorney for Personal Representative: /s/ Daniel J. Bonardi Daniel J. Bonardi, Esq. FBN: 1027977 Attorney for Personal Representative **BROWN & ASSOCIATES** LAW & TITLE, P.A. 11373 Countryway Blvd. Tampa, Florida 33626 (813) 528-4044 CourtDocuments@BrownALT.com Aug. 26; Sept. 2, 2022 22-01330K

### 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. 2021CA001769000000

CHASE MORTGAGE HOLDINGS, INC. S/B/M TO JPMC SPECIALTY MORTGAGE LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARK BECKER A/K/A MARK C. BECKER A/K/A MARK G. BECKER, DECEASED; ANDREA BECKER; AUSTIN BECKER, AN INCAPACITATED PERSON; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSHUA RYAN BECKER, DECEASED; MACKENZIE BECKER, A MINOR, BY AND THROUGH ASHLEY BECKER HER NATURAL GUARDIAN; MADELYNN BECKER, A MINOR, BY AND THROUGH ASHLEY BECKER HER NATURAL GUARDIAN: CHARLOTTE C. STONE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK BECKER A/K/A MARK C. BECKER A/K/A MARK G. BECKER, DECEASED; UNKNOWN PERSON(S) IN

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 19, 2022 and entered in Case No. 2021CA001769000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein CHASE MORTGAGE HOLDINGS, INC. S/B/M TO JPMC SPECIALTY MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARK BECKER A/K/A MARK C. BECKER A/K/A MARK G. BECKER, DECEASED; ANDREA BECKER; AUSTIN BECK-ER, AN INCAPACITATED PERSON; ALL UNKNOWN HEIRS, CREDI-

POSSESSION OF THE SUBJECT

PROPERTY,

TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSHUA RYAN BECKER, DECEASED; MACKEN-ZIE BECKER, A MINOR, BY AND THROUGH ASHLEY BECKER HER NATURAL GUARDIAN; MADE-LYNN BECKER, A MINOR, BY AND THROUGH ASHLEY BECKER HER NATURAL GUARDIAN; CHARLOTTE C. STONE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK BECKER A/K/A MARK C. BECKER A/K/A MARK G. BECKER, DECEASED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. POLK.REALFORECLOSE.COM, at 10:00 A.M., on September 19, 2022, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16 IN BLOCK 3 OF RAIL ROAD HEIGHTS, ADDITION TO POLK CITY, ACCORDING TO THE PLAT OR MAP THEREOF, AS RE-CORDED IN PLAT BOOK 7, AT 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.

Dated this 19th day of August 2022. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahane and associates.comFile No.: 21-00068 JPC V6.20190626 Aug. 26; Sept. 2, 2022 22-01326K

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

DIVISION **CASE NO. 2020-CA-002520** MTGLQ INVESTORS, LP, Plaintiff, vs.
STATE OF FLORIDA, STATE OF FLORIDA, DEPARTMENT OF REVENUE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 12, 2022, and entered in 2020-CA-002520 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUST-EE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and STATE OF FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DEN-NIS ALAN HARSTAD; CLERK OF COURT POLK, COUNTY, FLORIDA: ASSOCIATION OF POINCIANA VILLAGES, INC.; CHIEF FINAN-CIAL OFFICER FOR THE STATE OF FLORIDA; POINCIANA VIL-LAGE SEVEN ASSOCIATION, INC: DAVID HARSTAD; CAROL ANN HARSTAD; ROMAINE SALAMON are the Defendant(s). Stacv M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose. com, at 10:00 AM, on September 13, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 51, BLOCK 499, POIN-CIANA NEIGHBORHOOD 2 WEST. VILLAGE 7, ACCORD-ING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, INCLUSIVE, AND COR-RECTED BY OFFICIAL RECORDS BOOK 2222, PAGE 1228, OF THE PUBLIC RE-CORDS OF POLK COUNTY,

FLORIDA. Property Address: 1240 APOP-KA LANE, KISSIMMEE, FL 34759

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,

Dated this 18 day of August, 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:  $\S\D$ anielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-057676 - CaB Aug. 26; Sept. 2, 2022 22-01317K SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022-CA-1562 LAUREN HUNTER,

Plaintiff, vs. KAREN HURST aka KAREN A.

HURST aka KAREN HURST-BLUE; WESLEY ARNOLD BLUE; THE ESTATE OF JAMES R. HURST. DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES R. HURST; THE UNKNOWN HEIRS OF THE ESTATE OF JAMES R. HURST; TENANT #1, TENANT #2, AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

Defendants. TO: WESLEY ARNOLD BLUE, THE ESTATE OF JAMES R. HURST, DE-CEASED, THE UNKNOWN PER-SONAL REPRESENTATIVE OF THE ESTATE OF JAMES R. HURST, THE UNKNOWN HEIRS OF THE ES-

TATE OF JAMES R. HURST, AND ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: THE SOUTH 264 FEET OF

THE EAST 330 FEET OF THE WEST 660 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, ALSO KNOWN AS TRACT 11 OF UNRECORDED LAKE VIEW RANCHES. TOGETHER WITH A 2003 DOUBLE-WIDE FTWD MOBILE HOME, ID NUM-BER FLFL270A29935BH21, TITLE NUMBER 86737035 AND ID NUMBER FLFL270B29935BH21, TITLE NUMBER 8673636686 PROPERTY ADDRESS: 1152 MARTY LANE, BARTOW, FLORIDA 33630

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 26, 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.

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

DATE: 08/19/2022

STACY M. BUTTERFIELD Clerk of the Circuit Court & Comptroller By: Deputy Clerk Gregory A. Sanoba, Esq., 422 South Florida Avenue,

Lakeland, Florida 33801 Aug. 26; Sept. 2, 2022 22-01322K

# NOTICE OF DEFAULT AND INTENT TO FORECLOSE

WESTGATE RIVER RANCH FILE:  $\underline{20162.0017}$ 

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EX-HIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"). during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 10/8/2022, the undersigned Trustee shall proceed with the sale of the Property as provided in in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County, Florida; and (3) Publish a copy of the

notice of sale two (2) times, once each week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default speci-fied in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object

to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E, Pine Street, Suite 500, Orlando, FL 32801.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORE-CLOSE

Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent

MELVYN MARENGO & NELIDA MARENGO 3015 Forest Club Dr Plant City, FL 33566, 1, 1, 101, 45, WHOLE, Floating, 12185/453, 2018-2022;LINDA E RAMSEY & JOHN L RAMSEY 20 Lexington Ln W Apt F Palm Beach Gardens, FL 33418, 1, 6, 106, 4, WHOLE, Floating, 12185/453, 2018-2022;ANNETTE M SWENSON 4309 Fenton St Wheat

Ridge, CO 80212, 1, 5, 105, 43, WHOLE, Floating, 12185/453, 2018-2022;ERIK A SWENSON 210 E Desert Rose Dr Henderson, NV 89015, 1, 5, 105, 43, WHOLE, Floating, 12185/453, 2018-2022; ROBERT BABAK HAGHGOU & BARRIE L HAGHGOU 2192 Northumbria Dr Sanford, FL 32771, 1/2, 3, 103, 36, EVEN, Floating, 12185/453, 2018 and 2020 and 2022;ARTHUR M FINK & JO ANN N FINK 12268 Indian Mound Rd Wellington, FL 33449, 1, 7, 107, 38, WHOLE, Floating, 12185/453, 2018- 2022;APRIL 12185/453, 2018- 2022;APRIL M WARREN 351 Azalea St West Palm Beach, FL 33410, 1, 8, 108, 38, WHOLE, Floating, 12185/453, 2018-2022; DARYL M WARREN 6214 Robinson St Jupiter, FL 33458, 1, 8, 108, 38, WHOLE, Floating, 12185/453, 2018-2022;ANETA K CATLIN 209 S 61st Ave W Duluth, MN 55807, 1/2, 1, 101, 22, EVEN, Value Season-Float Week/Float Unit, 12185/453, 2018 and

2020 and 2022; JULIO A RABELO & ILEANA GRILLI 110 SW 48th Ave Coral Gables, FL 33134, 1, 2, 102, 8, WHOLE, Floating, 12185/453, 2018-2022; LINCOLN WARD JR & JO ANN J WARD 7599 Greenlake Way Boynton Beach, FL 33436, 1, 16, 116, 51, WHOLE, Fixed Week/Float Unit, 12185/453, 2018-2022; WYATT J BUMA 3604 11th Ave W Bradenton, FL 34205, 1, 6, 106, 17, WHOLE, All Season-Float Week/Float Unit,  $12185/453,\,2018\hbox{--}2022; JUAN\ GARCIA$ Edeficio Joel , Avenida Estados Unidos #11, Rijo Bavaro, Punta Cana Higuey, DOMINICAN REPUBLIC, 1, 16, 116, 6, WHOLE, All Season-Float Week/Float Unit, 12185/453, 2018-2022; WENDY JOSEFINA GIL SANTOS Edeficio Luz Maria 1 Apt #7 Calle Duverge #124 Capacito San Francisco De Macoris, DOMINICAN REPUBLIC, 1, 6, 106, 23, WHOLE, Floating, 12185/453, 2018-2022;

Aug. 26; Sept. 2, 2022 22-01327K

tice and Order, the State of Florida, and

SECOND INSERTION

SECOND INSERTION

AMENDED NOTICE AND PROPERTY TO BE AFFECTED BY ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR BE AFFECTED IN ANY WAY POLK COUNTY THEREBY,

GENERAL CIVIL DIVISION CASE NO: 22-CA-102 HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government organized and existing under the laws of the State of Florida,

Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN

THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT, IN-CLUDING NON-RESIDENTS OWN-ING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTH-ERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF HARMONY ON LAKE ELOISE COMMUNITY DE-VELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, OR TO BE AFFECTED THEREBY:

Harmony on Lake Eloise Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$73,185,000 principal amount of Harmony on Lake Eloise Community Development District Capital Improvement Revenue Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing. acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 15th day of September, 2022 at the hour of 9:45 a.m. of said day for 30 minutes, before the Honorable Wayne M. Durden, via Virtual Courtroom (Microsoft Teams - information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. Due to the ongoing COVID-19 public health emergency, the parties shall be required to appear using communications media technology pursuant to Florida Supreme Court's Administrative Order

AOSC20-15, as may be extended or supplemented. The parties and public may access the hearing via their computer at https://www.jud10.flcourts. org/virtual-courtroom-links/polk-civil and selecting the Polk Civil Division 11 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-863-225-4022 and enter 530 130 03# as the Telephone Conference ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Amended Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear

ing.
IT IS FURTHER ORDERED that by such publication of this Amended Nothe several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED at the Courthouse in Polk County, Florida, this 16th day of August, 2022.

The Honorable Wayne M. Durden Circuit Court Judge

Copies furnished to: Jere Earlywine, Esq. jere@kelawgroup.com Victoria Avalon, Esq. vavalon@sao10.com

22-01328K Aug. 26; Sept. 2, 2022

### SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF COUNTY, FLORIDA GENERAL CIVIL DIVISION

CASE NO: 53-2022CA-002465 CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government organized and existing under the laws of the State of Florida,

Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED OR TO BE AFFECTED IN ANY WAY

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF CROSS-WINDS EAST COMMUNITY DEVEL-OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF CROSSWINDS EAST COMMUNITY

Defendants.

DEVELOPMENT DISTRICT SPE-CIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:

The above cause comes to be heard plaint"), filed herein by the Crosswinds East Community Development District, in the County of Polk, State of Florida, seeking to determine the authority of said District to issue its Crosswinds East Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), in an aggregate principal amount not to exceed \$170,000,000. to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that, among other things, (a) the District has been validly established and has power to undertake the Project, to issue the Bonds and to incur the bonded debt as set forth in the Complaint and has properly approved the issuance of the Bonds; (b) the Bonds when issued pursuant thereto, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution and all of the proceedings attendant to all of the foregoing are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (d) the Trustee appointed by the District Board is an

acceptable trustee to the Court, but the District Board shall have the authority to replace such Trustee with another financial institution with qualifications; has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Project; (f) the Project will serve a valid public purpose; and (g) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully

advised in the premises: NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title, or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on September 16, 2022, at 1:15 p.m., for an allotted time of 15 minutes, before The Honorable Dana Y. Moore, Virtual Courtroom Polk County Courthouse, Bartow, Florida, in the County of Polk in said Circuit, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in

said Complaint. IT FURTHER ORDERED that the above-noticed hearing shall take place remotely. Click the following link to appear by video conference. (If you received a paper copy of this Notice of Hearing, please visit the Tenth Judicial flcourts.org/ for links to Polk County's virtual courtrooms and make sure to select the link for the Polk County Circuit Civil - Division 04 Courtroom for Judge Dana Y. Moore.) Alternatively, non-testifying participants may appear telephonically by dialing the integrated teleconference number and entering the conference ID appearing below the

To appear via video, click the link

Join Microsoft Teams Meeting Or

Call in by phone and use ID.

1 754-236-7165 , Conference ID: 496 259 409# IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

ing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or

interest in property to be affected by the issuance of the Bonds or to be affected thereby shall be and are made party defendants to this proceeding, diction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this

DONE AND ORDERED at the Courthouse in Polk County, Florida, this 24th day of August, 2022.

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

### NOTICE REGARDING REMOTE PARTICIPATION

OPTIONS FOR PARTICIPATION Videoconference by computer or laptop: You must have a microphone and camera installed, email account, and reliable internet con-You may select "Join in without downloading softnection. Browser" ware or download the free Microsoft Teams app for better user experience.

Videoconference by smartphone or tablet: You must have camera, microphone, reliable internet connection, and an email account. Participation

using a smartphone or tablet requires download of the free Microsoft Teams

Teleconference option: You may apnumber and conference ID provided in the above notice.

OTHER ADVISEMENTS Any testifying participant must appear by videoconference.

Participate from an indoor location free from excessive background noise. If you are directed to a virtual lobby,

please be patient until the case is called. Mute your microphone upon entering the virtual courtroom and keep your microphone muted unless speak-

ing.
Additional information may be found on the Tenth Judicial Circuit Website at http://www.jud10.flcourts.org/. If you have questions or need additional support, please email Court Technolat 10thVirtualCourtSupport@ jud10.flcourts.org, or call (863) 534-

Note: All capitalized terms used in this Notice and Order to Show Cause and not defined herein shall have the respective meanings set forth in the herein defined Complaint.

Dana Y. Moore. Circuit Judge

Copies submitted to: Jacob S. Orr (jorr@SAO10.com) Roy Van Wyk (roy@kelawgroup.com) Lauren Gentry (lauren@kelawgroup.com) Grace Kobitter (grace@kelawgroup.com) Robert C. Gang (gangr@gtlaw.com) Ashton M. Bligh (bligha@gtlaw.com) Aug. 26; Sept. 2, 2022 22-01340K

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CIVIL ACTION CASE NO.: 53-2020-CA-000609

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JOSE F. SOTO ROLDAN A/K/A JOSE SOTO ROLDAN, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 29, 2022, and entered in Case No. 53-2020-CA-000609 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Jose F. Soto Roldan a/k/a Jose Soto Roldan, Maria Del Alvarez-Rosa, The Independent Savings Plan Company D/B/A ISPC, Poinciana Village Eight Association, Inc., Association of Poinciana Village, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 13, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 815, POIN-CIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORD-ING TO THE MAP OR PLAT

### 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. 2022CA0007390000LK REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. MATTIÉ GILBERRY AKA MATTIE M. GILBERRY, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 25, 2022, and entered in  $2022 \hbox{CA0007390000LK}$  of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUND-ING LLC is the Plaintiff and MATTIE GILBERRY AKA MATTIE M. GIL-BERRY; SHANELL S. CODY are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 23, 2022, the following described property as set forth

in said Final Judgment, to wit: LOT 14, BLOCK "B" OF J.R. WADSWORTH SUBDIVISION, HAINES CITY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1308 AVENUE J.

HAINES CITY, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 22 day of August, 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 22-004568 - CaB Aug. 26; Sept. 2, 2022 22-01339K THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 232 GOLDENROD LN, POINCIANA, FL 34759

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 24 day of August, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 e Service: serve a law@albertelli law.comBv: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 19-025891 Aug. 26; Sept. 2, 2022 22-01347K

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH HIDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2019CA-005019-0000-00 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-11, Plaintiff, vs. LINDA C. FAIN AKA

LINDA CAROLYN FAIN, et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019CA-005019-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS ASSET-BACKED CERTIFI-CATES, SERIES 2007-11, Plaintiff and LINDA C. FAIN AKA LINDA CARO-LYN FAIN, et al., are Defendants, Stacy M. Butterfield, CPA, Clerk of the Circuit Court & Comptroller of the will sell to the highest bidder for cash at WWW. POLK.REALFORECLOSE.COM, the hour of 10:00 AM, on the 23rd day of September, 2022, the following described property:

LOT 3, BLOCK C, WOODLAND ESTATES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 39 PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

DATED this 23rd day of August, 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

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 32875.1964 / JDeleon-Colonna Aug. 26; Sept. 2, 2022 22-01334K

E-mail your Legal Notice legal@businessobserverfl.com

### SECOND INSERTION

**POLK COUNTY** 

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

CASE NO.: 22-CA-001762 MICHAEL HOWE, Plaintiff, vs. RICHARD E. HOWE and MARY I. HOWE, As husband and wife

Defendant(s), NOTICE is hereby given that a civil action commenced on May 25th, 2022, and is now pending as case number 22-CA-001762 in the Circuit Court in the State of Florida, County of Polk.

The names of the unserved parties to the action are:
Richard Howe & Mary Howe

and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a

defendant fails to do so, a default will be entered against that defendant 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.

Default Date: 09/26/2022 WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 17th day of August, 2022. Stacy M. Butterfield

CLERK OF THE COURT BY Tamika Joiner As Deputy Clerk

/s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: ESERVICE@hacheylawpa.com

Aug. 26; Sept. 2, 2022 22-01348K

### SECOND INSERTION

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

CASE NO. 2022CA-002132-0000-00 ERIC BURNS, Petitioner, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES E. PEACOCK, SARAH ROOP, and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBRA L. FITZGERALD,

Respondents.
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES E. PEACOCK, SARAH ROOP, and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBRA L. FITZGERALD, all address

YOU ARE NOTIFIED that an action to quiet title, for declaratory judgment, and for other relief regarding the following property in Polk County,

Condominium Parcel No. 46 of Winter Ridge Condominium, according to the Declaration of Condominium thereof, as recorded in OR Book 3047, Page

2235, Public Records of Polk County, Florida, and any amendments thereto.

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

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

Dated on August 17, 2022. Default Date September 23, 2022. STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jean Bolye As Deputy Clerk

Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Aug. 26; Sept. 2, 9, 16, 2022

22-01306K

### 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. 2022CA002279000000

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REBECCA J. DONADIO A/K/A REBECCA DONADIO A/K/A REBECCA JEAN DONADIO, DECEASED, et. al.

**Defendant(s),**TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF REBEC-CA J. DONADIO A/K/A REBECCA DONADIO A/K/A REBECCA JEAN DONADIO, DECEASED,

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

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

following property: LOT 2, BLOCK 5, SUN RAY

HOME PLAT NUMBER TWO, ACCORDING TO THE MAP OR THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 26, 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 Sept. 23, 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 18th day of August, 2022

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

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

Aug. 26; Sept. 2, 2022 22-01343K

SECOND INSERTION

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

532022CA001281000000 KG & SONS, LLC, a Florida limited liability company, Plaintiff, v. JEAN R. SEMEXANT, AGNIESZKA ZURAWSKA, MARIE CLAIRE PADY, ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not for profit corporation, POINCIANA VILLAGE EIGHT ASSOCIATION, INC., a Florida not for profit corporation and BRANCH BANKING AND TRUST COMPANY

TO: MARIE CLAIRE PADY, 14784 Via Tivoli Ct. Davie, FL 33325:

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

Lot 15, Block 808 of POINCI-NEIGHBORHOOD 2, VILLAGE 8, according to the Plat thereof as recorded in Plat Book 53, Page(s) 29-43, 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: Michael

W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, on or before 9-29-22, 2022 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated this 8-22-22

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: Courtney Scott As Deputy Clerk

Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804 Aug. 26; Sept. 2, 9, 16, 2022

22-01341K

### SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2019-CC-000345

ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation,

Plaintiff, v. SEAN T. MOHAMMED, DECEASED, et al., Defendants.

TO: ALL UNKNOWN HEIRS, BENE-FICIARIES, GRANTEES, DEVISEES, LIENERS, TRUSTEES, PERSONAL REPRESENTATIVES, AND CREDI-TORS AND ANY PERSON CLAIM-ING BY, THROUGH, UNDER OR AGAINST SEAN T. MOHAMMED, DECEASED

ALL UNKNOWN HEIRS, BENEFI-CIARIES, GRANTEES, DEVISEES, LIENERS, TRUSTEES, PERSONAL REPRESENTATIVES, AND CREDITORS AND ANY PERSON CLAIM-ING BY, THROUGH, UNDER OR AGAINST JESSIE L. MOHAMMED, DECEASED SEAN T. MOHAMMED, DECEASED

JESSIE L. MOHAMMED, DECEASED Last Known Address: 693 Gila Drive Poinciana, FL 34759-0000 YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on property in Polk County, Florida: Lot 33, Block 3061, Village 7, Neighborhood 6, POINCIANA

SUBDIVISION, according to the plat thereof in Plat Book 61 at Page(s) 29-52 of the of the Public Records of Polk County, Florida. Parcel Identification Number:

28-28-15-935360-052330 Property Address: 693 Gila Drive, Poinciana, FL 34759-0000

has been filed against you and you are

required to written defenses, if any, to it on Plaintiffs attorney, McCabe & Ronsman, whose address is 110 Solana Road, Suite 102, Ponte Vedra Beach, Florida, 32082; Telephone No. (904) 396-0090, within 30 days of first publication, 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.

Default Date: September 23, 2022 DATED this 17 day of August, 2022. Stacy M. Butterfield Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk

Michael J. McCabe, Esq. 110 Solana Road, Suite 102 Ponte Vedra Beach, FL 32082

service@flcalegal.com Aug. 26; Sept. 2, 2022 22-01333K

### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CASE NO.: 2022-CA-1251

MIDFLORIDA CREDIT UNION, Plaintiff, vs. THE ESTATE OF LELAND E. WORLEY, DECEASED: THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LELAND E. WORLEY: THE UNKNOWN HEIRS OF LELAND E. WORLEY; JESSICA LYNN WORLEY: UNKNOWN SPOUSE OF JESSICA LYNN WORLEY: TENANT #1: TENANT #2: AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER. AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

Defendants. TO: THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ES-TATE OF LELAND E. WORLEY, DECEASED AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:

Lot 5, 6, and 7, and the W 1/2 of Lot 4, Kossuthville Florida Townsite and Farm Unit No.1, according to map or plat thereof recorded in Plat Book 17. Page 50, Public Records of Polk County, Florida. AND

Lot 8, 9, 10, and 11, Kossuthville Florida Townsite and Farm Unit No 1, according to map or plat thereof recorded in Plat Book 17, Page 50, Public Records of Polk County, Florida. Parcel Identification No.: 25-28-18-346500-000080

Property Address: 3820 Roberts Avenue, Auburndale, Florida 33823

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 26, 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 Com-

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

call 711 DATE: 08/19/2022

STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk

Gregory A. Sanoba, Esquire,

422 South Florida Avenue, Lakeland, Florida 33801 Aug. 26; Sept. 2, 2022 22-01320K

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

CASE NO.: 2022CA001854 LOANDEPOT.COM, LLC,

ALL UNKNOWN HEIRS, BENEFI-CIARIES, LEGATEES, DEVISEES, TIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY. THROUGH, UNDER OR AGAINST CRAIG BROOKS, DECEASED; ET AL,

To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFI-CIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PER-SON CLAIMING BY, THROUGH, UNDER OR AGAINST CRAIG BROOKS, DECEASED

(Last Known Address: 749 Dromedary Dr, Kissimmee, FL 34759)
YOU ARE NOTIFIED that an action

to foreclose based on boundaries estab lished by acquiescence, on the following described property:

LOT 5, BLOCK 127, VILLAGE 3, NEIGHBORHOOD 3, POIN-CIANA, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 52, PAGES 19-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 749 DROMEDARY DR., KISSIM-MEE, FL 34759

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 9/14/2022, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two 92) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this day of AUG 08 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 Aug. 26; Sept. 2, 2022 22-01305K 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

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an

**#1: UNKNOWN TENANT #2:** 

This Instrument Prepared By/Re-

 $West\ Palm\ Beach, Florida\ 33407$ 

NOTICE OF DEFAULT

a certain Mortgage was executed by Charles Bishop and Virginia Bishop, husband and wife as Mortgagor in fa-

vor of Wells Fargo Home Mortgage, Inc.

which Mortgage was recorded February 9, 2004, in Official Records Book 5667,

Page 543 in the Office of the Clerk of the

Circuit Court for Polk County, Florida,

WHEREAS, the Mortgage was as-

signed to and is now owned by the Sec-

retary, by Assignment recorded March

16, 2016 in Official Records Book 9770,

Page 2271, in the Office of the Clerk

of the Circuit Court for Polk County,

WHEREAS. the Mortgage was in-

sured by the United States Secretary

of Housing and Urban Development

(Marcia Fudge) (the "Secretary") pursuant to the National Housing Act for

the purpose of providing single family

owned by the Secretary; and

WHEREAS, the Mortgage is now

WHEREAS, a default has been

made in the covenants and conditions

of the Mortgage in that Mortgagor has

abandoned the Property hereinafter de-

fined and the Mortgage remains wholly

unpaid as of the date of this Notice and

no payment has been made to restore the loan to current status; and

delinquent as of July 12, 2022 is

\$163,929.20 plus accrued unpaid inter-

est, if any, late charges, if any, fees and

WHEREAS, by virtue of this default,

the Secretary has declared the entire

amount of the indebtedness secured

by the Mortgage to be immediately due

WHEREAS, the Unknown Spouse

WHEREAS, the entire amount

(the "Mortgage"); and

Florida: and

housing: and

costs: and

and payable: and

AND FORECLOSURE SALE
WHEREAS, on January 23, 2004,

HECM# 093-5727821 PCN:26-28-15-536000-310111

Michael J Posner, Esq., HUD Foreclo-

turned to:

 $sure\ Commissioner$ 

4420 Beacon Circle

Ward Damon PL

Order Resetting Sale entered on August 15, 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 FRED-ERICK; 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, Stacv M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforcelose. com on September 9, 2022 @ 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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 PER-PETUAL NON-EXCLUSIVE

SECOND INSERTION

BEGINNING AT A POINT

EASEMENT FOR A PRIVATE ROAD RIGHT-OF-WAY PUR-POSES ACROSS; BEGINNING AT A POINT 223.6 FEET NORTH AND 626.73 FEET

CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 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 BE-GINNING. 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 18 day of August, 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: 2022-08-18 13:49:40 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-3358B

Aug. 26; Sept. 2, 2022 22-01318K

### WEST OF THE SOUTHEAST THIRD INSERTION

of Virginia Bishop may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and WHEREAS, Unknown Tenant(s)

POLK COUNTY

may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; WHEREAS, the Secretary may have

an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded February 9, 2004, in Official Records Book 5667, Page 552 of the Public Records of Polk County Florida but such interest is subordinate to the lien of the Mortgage of the Secretary:

WHEREAS, Clusters on the Lake Homeowners' Association, Inc. may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 2443, Page 116, and all amendments thereto of the Public Records of Polk County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 2010 in Official Records Book 8177. Pages 1962-1964 in Official Records Book , Page of the Public Records of Polk County, Florida, notice is hereby given that on September 14, 2022 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Beginning at a point 54.545 feet North and 589.880 feet West of the Southeast corner of the North 1/2 of the Northeast Quarter of the Northwest Quarter of Section 22, Town-

ship 28 South, Range 26 East, Polk County, Florida, run thence North 08°58'55" East 30.252 feet, thence North 81°01'05" West 96.00 feet, thence South 08°58'55" West 30.252 feet, thence South 81°01'05" East 96.00 feet to the Point of Beginning, Polk County, Florida

Commonly known as: 1502 E. Buckeye Road, #2, Winter Haven, Florida 33881 The sale will be held at 1502 E. Buckeye Road, #2, Winter Haven, Florida 33881. The Secretary of Housing and Urban Development will bid \$163,929.20 plus interest from July 12, 2022 at a rate of \$18.05 per diem (subject to increases applicable under the Note), plus all costs of this foreclosure and costs of an owner's policy of title

insurance. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits turned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or. at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee

that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the

necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: August 1, 2022

STATE OF FLORIDA COUNTY OF PALM BEACH

Sworn to, subscribed, and acknowledged before me this 1 day of August, 2022, by mean of [XX] physical presence or [] online notarization, Michael J Posner, HUD Foreclosure Commissioner who <code>[XX]</code> is personally known to me or <code>[]</code> produced as identification.

Notary Public, State of Florida My Commission Expires: Adrielly Mendonca Comm.:GG 949023 Expires: Jan. 20, 2024 Notary Public - State of Florida

**HUD Foreclosure Commissioner** Bv: Michael J Posner, Esquire Ward, Damon, PL 4420 Beacon Circle West Palm Beach, Florida 33407 T:561.842.3000 • F:561.842.3626 Direct: 561.594.1452

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Devel-

opment Aug. 19, 26; Sept. 2, 2022

22-01277K

# **OFFICIAL COURTHOUSE** WEBSITES:

MANATER COUNTY manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

**CHARLOTTE COUNTY:** charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org **COLLIER COUNTY:**

collierclerk.com HILLSBOROUGH COUNTY:

hillsclerk.com PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY:

myorangeclerk.com

Check out your notices on: floridapublicnotices.com



 $This\ Instrument\ Prepared$ By/Returned to: Michael J Posner, Esq., HUD  $For eclosure\ Commissioner$ Ward Damon PL 4420 Beacon Circle West Palm Beach, Florida 33407 HECM# 093-6108239 PCN: 24-28-10-178000-000240

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 4, 2007, a certain Mortgage was executed by Arthur Miller and Mary A. Miller, husband and wife as Mortgagor in favor of Fidelity First Mortgage Company which Mortgage was recorded April 12, 2007, in Official Records Book 7247, Page 1131 in the Office of the Clerk of the Circuit Court for Polk County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to James B. Nutter & Company by Assignment recorded September 20, 2007 in Official Records Book 7432. Page 267, in the Office of the Clerk of the Circuit Court for Polk County, Flor-

WHEREAS, the Mortgage was assigned to MERS as nominee for Reverse Mortgage Funding LLC by Assignment recorded May 2, 2018 in Official Records Book 10471, Page 1428 and corrected in Assignment recorded October 31, 2018, in Official Records Book 10656, Page 2121 in the Office of the Clerk of the Circuit Court for Polk County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded April 25, 2019 in Official Records Book 10820, Page 1171, in the Office of the Clerk of the Circuit Court for Polk County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Marcia Fudge) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing: and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been

made in the covenants and conditions of the Mortgage in that Mortgagor has died or abandoned the Property hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of July 1, 2022 is \$100,750.92 plus accrued unpaid interest, if any, late charges, if any, fees and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Arthur Miller may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s) may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded April 12, 2007, in Official Records Book 7247, Page 1140 of the Public Records of Polk County, Florida but such interest is subordinate to the lien of the Mortgage of the Sec-

NOW, THEREFORE, pursuant to owers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on September 14, 2010 in Official Records Book 8177, Pages 1962-1964 of the Public Records of Polk County, Florida, notice is hereby given that on September 14, 2022 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described

THIRD INSERTION premises (the "Property") will be sold at public auction to the highest bidder: Lot 24, FIRST ADDITION TO SUN RISE PARK, according to the Map or Plat thereof, recorded in Plat Book 25, Page 23, of the Public Records of Polk County, Florida

of the unsuccessful bidders will be re-

Commonly known as: 2613 Smithtown

Drive, Lakeland, Florida 33801 The sale will be held at 2613 Smithown Drive, Lakeland, Florida 33801. The Secretary of Housing and Urban Development will bid \$100,750.92 plus interest from July 1, 2022 at a rate of \$11.10 per diem (subject to increases applicable under the Note), plus all costs of this foreclosure and costs of an

owner's policy of title insurance. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bid-

ders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or  $right\ of\ possession\ based\ upon\ a\ right\ of$ redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee

that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the

necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: July 13, 2022 STATE OF FLORIDA COUNTY OF PALM BEACH

Sworn to, subscribed, and acknowledged before me this 13 day of July, 2022, by mean of [XX] physical pres ence or [] online notarization, Michael J Posner, HUD Foreclosure Commissioner who [XX] is personally known to me or [] produced as identification.

Notary Public, State of Florida My Commission Expires: Adrielly Mendonca Comm.:GG 949023 Expires: Jan. 20, 2024 Notary Public - State of Florida

HUD Foreclosure Commissioner By: Michael J Posner, Esquire Ward, Damon, PL 4420 Beacon Circle West Palm Beach, Florida 33407 T:561.842.3000 • F:561.842.3626 Direct: 561.594.1452

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Devel-

opment Aug. 19, 26; Sept. 2, 2022

21-01276K

Choices and Solutions =

# What Should Be Done

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

# BY MILTON & ROSE FRIEDMAN

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

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

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

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

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

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

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



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



# STEPS TO FIX ENTITLEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

### **NEGATIVE TAX HELPS POOR**

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

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

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

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

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

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

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

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

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

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

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





eral tax funds plus the issuance of government bonds.

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

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

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

### WHAT IS POLITICALLY FEASIBLE?

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

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

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

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

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

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

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

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

"The third is the additional cost to the taxpayers."

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

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

gress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

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

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

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

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

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

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

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

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

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