

## POLK COUNTY LEGAL NOTICES

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY FLORIDA  
PROBATE DIVISION  
File No: 2022CP0026450000XX  
Division: 14  
IN RE: ESTATE OF  
SHERRI A. COOPER  
Deceased.

The administration of the estate of SHERRI A. COOPER whose death was October 23, 2021, and whose last four digits of his social security are 9324, 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's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The first publication of Notice is September 9, 2022.

**Personal Representative:**  
**TRACI-MARIE CIOTTI A/K/A**  
TRACI CARRAWAY  
205 River Bluffs Drive  
New Bern, NC 28560  
Attorney for Personal Representative:  
LAWRENCE D. ADASHEK,  
ESQUIRE  
Florida Bar No. 95500  
Lawrence D. Adashek, P.A.  
7930 Estero Boulevard, Unit 705  
Fort Myers Beach, Florida 33931.  
Telephone: 877-741-4829  
Larry@adashek.com  
CL@adashek.com  
September 9, 16, 2022 22-01428K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL IN AND FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 22-CP-001267  
IN RE: ESTATE OF  
MAUREEN ANN ADAMS  
The administration of the estate of Maureen Ann Adams, deceased, whose date of death was 12/15/2021 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 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 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 September 9, 2022

**Personal Representative:**  
**Nicholas Adam Morrell**  
C/O Kendrick Law Group  
630 N. Wymore Rd., Suite 370  
Maitland, FL 32751  
Attorney for Personal Representative:  
Donald Morrell, Esquire  
Fla. Bar No.: 117378  
Kendrick Law Group,  
630 N. Wymore Rd.,  
Suite 370  
Maitland, FL 32751  
September 9, 16, 2022 22-01427K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532022CP0026960000XX  
IN RE: ESTATE OF  
LAVERN M KOCH SR  
Deceased.

The administration of the estate of Lavern M Koch Sr, deceased, whose date of death was August 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. 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 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 September 9, 2022.

**Attorney for Personal Representative:**  
Personal Representative:  
/s/ Paula F. Montoya  
Paula F. Montoya, Esq., Attorney  
Florida Bar Number: 103104  
7345 W Sand Lake Rd.  
Suite 318  
Orlando, FL 32819  
Telephone: (407) 906-9126  
Fax: (407) 906-9126  
E-Mail: Paula@paulamontoyalaw.com  
Secondary E-Mail:  
Info@paulamontoyalaw.com  
September 9, 16, 2022 22-01395K

**FIRST INSERTION**  
NOTICE OF SALE  
Affordable Self Storage of Bartow  
1515 Centennial Blvd.  
Bartow, FL 33830  
(863)533-5597  
Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.  
D18 J. Cantu  
F02 R. Messick  
G18 S.K. Means  
H11 Q. Hayward  
Units will be listed on www.storageauctions.com Auction ends on September 26, 2022 @11:00 AM or after  
September 9, 16, 2022 22-01423K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 19-CP-0346  
IN RE: ESTATE OF  
VAUGHN W. WILLIS,  
Deceased.

The administration of the Estate of VAUGHN W. WILLIS, deceased, whose date of death was 02/03/2019, Case Number 19-CP-0346, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 9 day of September 2022.

**Personal Representative:**  
**April Broughton,**  
Attorney for Personal Representative:  
ELIZABETH G. DEVOLDER, ESQ.  
Florida Bar Number: 124666  
Counsel for Personal Representative  
Law Office of  
Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
elizabeth@elizabethdevolder.com  
rachel@elizabethdevolder.com  
September 9, 16, 2022 22-01393K

**FIRST INSERTION**  
NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 2022CA002151000000  
BASSIL KUBLAOU AS TRUSTEE  
OF THE BK INVESTMENT TRUST,  
Plaintiff, v.  
THE UNKNOWN HEIRS,  
DEVISEES, LEGATEES,  
BENEFICIARIES AND GRANTEES,  
IF ANY, OF SHARON JONES  
CLAIMING AN INTEREST IN THE  
REAL PROPERTY WHICH IS THE  
SUBJECT OF THIS ACTION BY,  
THROUGH OR UNDER HER,  
Defendant.  
To the Defendant:  
THE UNKNOWN HEIRS, DEVISEES,  
LEGATEES, BENEFICIARIES AND  
GRANTEES, IF ANY, OF SHARON  
JONES CLAIMING AN INTEREST IN  
THE REAL PROPERTY WHICH IS  
THE SUBJECT OF THIS ACTION BY,  
THROUGH OR UNDER HER  
YOU ARE HEREBY NOTIFIED that  
an action to quiet title on the following  
property in Polk County, Florida has  
been filed against you, to wit:  
Lot 23, C W HARRINGTON  
Subdivision according to the  
map or plat thereof Plat Book 5,  
Page 10, Public Records of Polk  
County, Florida.  
Parcel Identification Number:  
26-28-21-580100-000230  
(the Property).

Notice is hereby given that INSTITUTE FOR ENVIRONMENTAL HEALTH, INC., OWNER, desiring to engage in business under the fictitious name of IEH LABORATORIES & CONSULTING GROUP located at 501 W. PEACHTREE ST., LAKELAND, FLORIDA 33815 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 9, 2022 22-01421K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 2022-CP-002209  
IN RE: ESTATE OF  
LINDA EILEEN HANSON,  
Deceased.

The administration of the estate of LINDA EILEEN HANSON, deceased, whose date of death was May 6, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTWITHSTANDING THE TIME 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 9, 2022.

**Personal Representative:**  
**/s/ Elizabeth Ann Hanson**  
249 Castleman Circle  
Davenport, FL 33897  
WENDY ANDERSON, ESQ.  
WENDY ANDERSON, P.A.  
1353 Palmetto Avenue, Suite 100  
Winter Park, Florida 32789  
Telephone: (407) 628-9081  
Email: wra@wendyandersonpa.com  
Attorney for the Personal  
Representative  
/s/ Wendy Anderson  
Florida Bar No.: 0270377  
September 9, 16, 2022 22-01422K

**FIRST INSERTION**  
You are required to serve a copy of your written defenses, if any, to it on Mya M. Hatchette, Esquire, Maynard Cooper & Gale, 200 E. New England Ave., Suite 300, Winter Park, Florida 32789 on or before 10/3/22, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated: August 26, 2022.  
Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: C. Scott  
As Deputy Clerk  
Mya M. Hatchette, Esquire,  
Maynard Cooper & Gale,  
200 E. New England Ave., Suite 300,  
Winter Park, Florida 32789  
Sept. 9, 16, 23, 30, 2022 22-01429K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE TENTH JUDICIAL  
CIRCUIT COURT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2022 CP 002146  
Division Probate  
IN RE: ESTATE OF  
CLAUDE BENJAMIN MOSLEY  
A/K/A CLAUDE B. MOSLEY  
Deceased.

The administration of the estate of Claude Benjamin Mosley a/k/a Claude B. Mosley, deceased, whose date of death was February 23, 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 representatives and the personal representatives' attorney are set forth below.

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

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 9, 2022.

**Personal Representative:**  
**MARIA M. GARAY A/K/A MARIA GARAY, et al.**  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 24, 2022, and entered in Case No. 53-2020-CA-000930 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12, is the Plaintiff and Maria M. Garay a/k/a Maria Garay, Juan Carlos Garay, Notting Hill Condominium Association Inc, City of Davenport, Florida, Unknown Party #1 N/K/A Evelyn Rojas, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 28, 2022 the following described property as set forth in said Final Judgment of Foreclosure:  
CONDOMINIUM UNIT D, IN BUILDING 12, OF NOTTING HILL, A CONDOMINIUM, AC-

CORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 6700, AT PAGE 106, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL ELEMENTS APPURTENANCE THERETO, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM A/K/A 121 MELISSA PLACE 12D 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 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 07 day of September, 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.  
CT - 19-015325  
September 9, 16, 2022 22-01425K

**Personal Representative:**  
**Patricia Ann Reigle**  
Personal Representative  
2490 55th Street North  
St. Petersburg, Florida 33710  
**Cynthia Mosley Gaynor**  
Personal Representative  
19300 Mabel Lane  
North Ft. Myers, Florida 33917  
MICHAEL T. HEIDER, CPA  
Attorney for Personal Representatives  
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 9, 16, 2022 22-01406K

**FIRST INSERTION**  
NOTICE OF RESCHEDULED 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-000930  
WELLS FARGO BANK, N.A.,  
AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE  
HARBORVIEW MORTGAGE  
LOAN TRUST MORTGAGE LOAN  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-12,  
Plaintiff, vs.  
MARIA M. GARAY A/K/A MARIA  
GARAY, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 24, 2022, and entered in Case No. 53-2020-CA-000930 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12, is the Plaintiff and Maria M. Garay a/k/a Maria Garay, Juan Carlos Garay, Notting Hill Condominium Association Inc, City of Davenport, Florida, Unknown Party #1 N/K/A Evelyn Rojas, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 28, 2022 the following described property as set forth in said Final Judgment of Foreclosure:  
CONDOMINIUM UNIT D, IN BUILDING 12, OF NOTTING HILL, A CONDOMINIUM, AC-

CORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 6700, AT PAGE 106, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL ELEMENTS APPURTENANCE THERETO, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM A/K/A 121 MELISSA PLACE 12D 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 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 07 day of September, 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.  
CT - 19-015325  
September 9, 16, 2022 22-01425K

**FIRST INSERTION**  
NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
POLK COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
2018CA-004190-0000-00  
FBC MORTGAGE, LLC,  
Plaintiff, vs.  
XIAMARA GAVILAN, et al.,  
Defendants.  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 20, 2021 in Civil Case No. 2018CA-004190-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and XIAMARA GAVILAN, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of October, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 18, PATTERSON GROVES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 10,  
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street,  
Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSERVICE@mccalla.com  
Fla. Bar No.: 0146803  
7015028  
18-02129-2  
September 9, 16, 2022 22-01414K



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. 2022CA002257000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANTHONY CARDINO A/K/A ANTHONY M. CARDINO AND SABITA CARDINO, et. al. Defendant(s).

TO: ANTHONY CARDINO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

FIRST INSERTION

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

CASE NO. 2018CA004954000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE NOTEHOLDERS OF THE CWABS INC., ASSET-BACKED NOTES, SERIES 2006-SD3, Plaintiff, vs.

BLACK POINT ASSETS, INC., AS TRUSTEE OF THE 318 WINDSOR PLACE LAND TRUST DATED JUNE 20, 2017; STAR POINTE CAPITAL, LLC., AS TRUSTEE OF THE 318WP LAND TRUST DATED JUNE 20, 2017; ROBERT F. BINFIELD; LISA BINFIELD; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 31, 2022, and entered in Case No. 2018CA004954000000 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE NOTEHOLDERS OF THE CWABS INC., ASSET-BACKED NOTES, SERIES 2006-SD3 is Plaintiff and BLACK POINT ASSETS, INC., AS TRUSTEE OF THE 318 WINDSOR PLACE LAND TRUST DATED JUNE 20, 2017; STAR POINTE CAPITAL, LLC., AS TRUSTEE OF THE 318WP LAND TRUST DATED JUNE 20, 2017; ROBERT F. BINFIELD; LISA BINFIELD; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,

(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 17TH day of August 2022.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Tamika Joiner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-046651 September 9, 16, 2022 22-01409K

TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on October 5, 2022, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 46, ABBEY AT WEST HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGE 41, 42, AND 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED 9/6/2022. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178306 / VMR September 9, 16, 2022 22-01412K

FIRST INSERTION

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

Case No. 2021CA002125000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2019-INV3, Plaintiff, vs.

MILADY SIMPSON and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF MILADY SIMPSON; LAKE JULIANA ESTATES HOMEOWNERS ASSOCIATION INC., F/K/A LAKE JULIANA HOMEOWNERS ASSOCIATION INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell the following property situated in Polk County, Florida described as:

LOT 5, LAKE JULIANA ESTATES PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 139, PAGES 49-57 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

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

CASE NO.: 2013-CA-00193900000WH WELLS FARGO BANK, NA, Plaintiff, vs. DWAYNE R CORBITT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Amended Final Judgment of Foreclosure dated July 15, 2014, and entered in Case No. 2013-CA-00193900000WH of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, Na, is the Plaintiff and Dolores Corbitt, Dwayne Corbitt, High Vista At Ridgewood Lakes Homeowners' Association, Inc., Homestream Network LLC, James L. Corbitt, Ridgewood Lakes Master Association, Inc., Unknown Spouse Of Dwayne Corbitt, 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 28, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 30 RIDGEWOOD LAKES VILLAGE 6 ACCORDING TO TH PLAT THEREOF RECORDED IN PLAT BOOK 115 PAGES

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ALTERATIONS BY PATTY AND TAMMY : Located at 824 6th St NW : Polk County in the City of Winter Haven : Florida, 33881-4066 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this August day of 31, 2022 SLOAN TAMMY LYNETTE September 9, 2022 22-01401K

FIRST INSERTION

Notice Is Hereby Given that HPI Self Storage Lakeland, LLC, 3700 N. Capital of Texas Hwy, Ste 420, Austin, TX 78746, desiring to engage in business under the fictitious name of CubeSmart 4631, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

September 9, 2022 22-01410K

FIRST INSERTION

Notice is hereby given that KIMBERLY PAULSON L.L.C., OWNER, desiring to engage in business under the fictitious name of THE TREE LADY COMPANY located at 2080 STATE ROAD 540 WEST, WINTER HAVEN, FLORIDA 33880 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 9, 2022 22-01415K

COUNTY, FLORIDA. at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com, at 10:00 a.m. on October 31, 2022. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's check.

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. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By WILLIAM NUSSBAUM III, ESQUIRE Florida Bar No. 66479 September 9, 16, 2022 22-01396K

FIRST INSERTION

28 AND 29 PUBLIC RECORDS OF POLK COUNTY FLORIDA WITH A STREET ADDRESS OF 744 VISTA OAKS WAY DAVENPORT FLORIDA 33837 A/K/A 744 VISTA OAKS WAY, 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 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 31 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/ Charline Calhoun Florida Bar # 16141 CT - 16-025647 September 9, 16, 2022 22-01403K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of INSTALLATION DESIGNS : Located at 2300 Rosalie Lake Rd : Polk County in the City of Lake Wales : Florida, 33898-9303 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales Florida, this August day of 31, 2022 INGRAM DARREN JAMES September 9, 2022 22-01400K

FIRST INSERTION

Notice is hereby given that ONEIL O MALLETT, OWNER, desiring to engage in business under the fictitious name of ISLAND BREEZE 247 located at 217 SWANNANOVA STREET, LAKELAND, FLORIDA 33805 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 9, 2022 22-01411K

FIRST INSERTION

Notice is hereby given that ASHLEY A WARFIELD, OWNER, desiring to engage in business under the fictitious name of VIRTUOUS MARKETING, ADVERTISING, AND CONTENT located at 549 LAKE CUMMINGS WAY, LAKE ALFRED, FLORIDA 33850 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 9, 2022 22-01416K

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. 2022CA002130000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E BOYD, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E. BOYD, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SYLVIA ROE, 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. TO: TIMOTHY ROE, whose residence is unknown and all parties having or claiming to have any

FIRST INSERTION

NOTICE OF DEFEALT AND INTENT TO FORECLOSE May 31, 2022

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN: ORLANDO BREEZE RESORT An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M6720598 -- BRIAN LAHR, ("Owner(s)"), PO BOX 44486, INDIANAPOLIS, IN 46244 / Week 44 in Unit No. 0033/ Building E/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,470.32/Lien Doc #2021188193/Assign Doc #2021192205

You have the right to cure the default by paying the full amount set forth above

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of American Legends, located at 2813 Reckers hwy suite 2, in the City of Winter haven, County of Polk, State of FL, 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 2 of September, 2022. Cheryl Denise Simmons 2813 Reckers hwy suite 2 Winter haven, FL 33880 September 9, 2022 22-01402K

right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 5, BLOCK 29, AUBURN-DALE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, 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 9-30-2022/ (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 24 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 22-030071 September 9, 16, 2022 22-01407K

FIRST INSERTION

plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

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.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407 September 9, 16, 2022 22-01391K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TSI TRUCK SALES : Located at 2155 State Road 60 W : Polk County in the City of Lake Wales : Florida, 33859-8288 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales Florida, this August day of 31, 2022 TSI TRUCK INC. September 9, 2022 22-01399K

SAVE TIME E-mail your Legal Notice legal@businessobserverfl.com Sarasota / Manatee counties Hillsborough County Pasco County Pinellas County Polk County Lee County Collier County Charlotte County Wednesday 2PM Deadline • Friday Publication Business Observer



FIRST INSERTION

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

CASE NO.: 2021 CA-000171 Section No.: 11

LBC1 TRUST, a Delaware Trust, Plaintiff, v. DALE C. ROSSMAN, EDWARDS ELECTRIC CORPORATION, a Florida corporation, REXEL USA, INC., a Delaware corporation, KENNETH L. GROVES and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 11, 2022, entered in Case No. 2021 CA-000171 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, the clerk, Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash at www.polk.realforeclose.com the Clerk's Website for online auctions at 10:00 a.m. on the 27th day of September, 2022, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

See Exhibit "A" attached EXHIBIT "A"

PARCEL 1: THAT PART OF THE NW 1/4 OF NW 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 89°56'00" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, AND ALONG THE CENTERLINE OF COUNTY ROAD 640, 445.23 FEET, THENCE SOUTH 00°29'15" EAST 60.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID COUNTY ROAD 640 AND TO THE POINT OF BEGINNING, THENCE SOUTH 89°56'00" WEST, ALONG SAID BOUNDARY, 371.05 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A RADIUS OF 24.00 FEET, CENTRAL ANGLE OF 90°25'15"), 37.88 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00°29'15" EAST, 282.54 FEET, THENCE SOUTH 89°30'45" WEST, 19.01 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF OLD HIGHWAY 37 AS SHOWN IN MAP BOOK 4, PAGE 93, THENCE SOUTH 00°32'13" WEST, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, 23.15 FEET; THENCE NORTH 89°56'00" EAST 414.65 FEET, THENCE NORTH 00°29'15" WEST, 330.01 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT:

A PARCEL OF LAND BEING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 00°29'15" EAST, ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 390.01 FEET.;

THENCE NORTH 89°56'100" EAST 30.58 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF OLD HIGHWAY 37; THENCE NORTH 00°32'13" EAST ALONG SAID RIGHT-OF-WAY LINE 23.15 FEET; THENCE NORTH 89°30'45" EAST ALONG SAID RIGHT-OF-WAY LINE 19.01 FEET; THENCE SOUTH 00°29'15" EAST 23.29 FEET; THENCE SOUTH 89°56'00" WEST 19.42 FEET TO THE POINT OF BEGINNING. PARCEL 2: THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 89°56'00" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, AND ALONG THE CENTERLINE OF COUNTY ROAD 640, 445.23 FEET, THENCE SOUTH 00°29'15" EAST, 60.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID COUNTY ROAD 640 AND TO THE POINT OF BEGINNING, THENCE NORTH 89°56'00" EAST, ALONG SAID BOUNDARY, 562.41 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 1,849.86 FEET, CENTRAL ANGLE OF 07°14'28", 233.79 FEET, THENCE SOUTH 00°29'15" EAST, 315.25 FEET, THENCE SOUTH 89°56'00" WEST, 795.47 FEET, THENCE NORTH 00°29'15" WEST, 330.01 FEET TO THE POINT OF BEGINNING.

Street address: 502 Hwy 640, Mulberry, FL 33860 Account Nos.: 253023-000000-033010 & 253023-000000-033020

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 6th day of September, 2022.  
Lorium Law  
101 N.E. Third Avenue, Suite 1800  
Fort Lauderdale, Florida 33301  
Telephone (954) 462 8000  
Telecopier (954) 462 4300  
/s/ Richard B. Storfer  
By Richard B. Storfer  
Florida Bar No. 984523  
rstorfer@loriumlaw.com  
September 9, 16, 2022 22-01417K

FIRST INSERTION

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

CASE NO.: 53-2021-CA-003259 CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2007-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. DANIEL SNELL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 1, 2022, and entered in Case No. 53-2021-CA-003259 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2007-1, Home Equity Pass-Through Certificates, Series 2007-1, U.S. Bank National Association, as Trustee, is the Plaintiff and Daniel Snell, Jennifer Lee Snell, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 30, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 9 AND 10, BLOCK B, LAKE

BONNY ADDITION, LAKE-LAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 310 S EASTSIDE DR LAKELAND FL 33801

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 06 day of September, 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 Swosinski  
Florida Bar #96533  
Justin Swosinski, Esq.  
CT - 20-010917  
September 9, 16, 2022 22-01426K

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.: 2021CA000277 WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GRACE A. ROSELL A/K/A GRACE ROSELL, DECEASED; JOSEPH ROSS ROSELL; KATIE ANN ROSELL; POLK COUNTY, FLORIDA, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated August 10, 2022, and entered in Case No. 2021CA000277 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1, is Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GRACE A. ROSELL A/K/A GRACE ROSELL, DECEASED; JOSEPH ROSS ROSELL; KATIE ANN ROSELL; POLK COUNTY, FLORIDA, 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 8th day of November, 2022, the following described property as set forth in said Final Judgment, to wit:

THE EAST 200 FEET OF THE WEST 372 FEET OF THE SE

1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LYING SOUTH OF THE RAILROAD AND NORTH OF THE PUBLIC HIGHWAY, POLK COUNTY, FLORIDA.

THE PROPERTY IS ALSO DESCRIBED AS: THE WEST 200 FEET OF THE EAST 488 FEET OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LYING SOUTH OF THE RAILROAD, POLK COUNTY, FLORIDA.

Property Address: 3720E County Rd 542, Lakeland, Florida 33801 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 9/6/2022  
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: 20-401213  
September 9, 16, 2022 22-01419K

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. 2017-CA-000289 CALIBER HOME LOANS, INC., Plaintiff, vs. JAN E. CARPENTER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2018, and entered in 2017-CA-000289 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and JAN E. CARPENTER; FENCE OUTLET; DAVENPORT ESTATES HOMEOWNERS' ASSOCIATION, INC ; UNKNOWN TENANT N/K/A RACHEL CARPENTER; UNKNOWN TENANT N/K/A CHRISTOPHER THRASHER 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 October 04, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 15, DAVENPORT ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 228 WHIS-

PERING PINES WAY, 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 6 day of September, 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  
20-064595 - NaC  
September 9, 16, 2022 22-01424K

FIRST INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 19, 2019 in Civil Case No. 2018CA004006000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is Plaintiff and DON LAMASTER, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of October, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, Block F, Crooked Lake Park Tract Number 2, according to the map or plat thereof, as re-

corded in Plat Book 39, Page 42, Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 0146803  
6956135  
20-01163-1  
September 9, 16, 2022 22-01413K

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com





## FIRST INSERTION

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

**CASE NO.: 2019-CA-000236**  
**NATIONSTAR MORTGAGE, LLC, Plaintiff, v. REBECCA FIERLE, AS PLENARY GUARDIAN OF ELIZABETH ANN BROWN A/K/A ELIZABETH A. BROWN A/K/A ELIZABETH BROWN, et al., Defendants.**

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

All of Lot 3 and the South 20 feet of Lot 2 in Block B of ORANGE TERRACE, according in the map or plat thereof as recorded in Plat Book 26, Page 19, Public Records of Polk County, Florida.  
Property Address: 622 Pink Apartment Road, Davenport, FL, 33837

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

Any person claiming an interest in

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

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

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 1st day of September, 2022.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
September 9, 16, 2022 22-01397K

## FIRST INSERTION

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

**CASE NO.: 2021-CA-002346**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, v. KEESHA KEOMI SMITH, et al., Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 11, 2022, at 10:00 a.m. ET, via the online auction site at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 47, St James Crossing, according to the map or plat thereof, as recorded in Plat Book 149, Page(s) 44 and 45, of the Public Records of Polk County, Florida.  
Property Address: 4896 St. James Street, Winter Haven, FL, 33881

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

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

unclaimed.

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

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

SUBMITTED on this 2nd day of September, 2022.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave,  
Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
September 9, 16, 2022 22-01404K

## FIRST INSERTION

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

CIVIL DIVISION  
**CASE NO. 2017CA001367000000**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. HANIF ABDUL; SOOZANA ABDUL; DYNASTY BUILDING SOLUTIONS, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 10, 2019 and an Order Resetting Sale dated August 30, 2022 and entered in Case No. 2017CA001367000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and HANIF ABDUL; SOOZANA ABDUL; DYNASTY BUILDING SOLUTIONS, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), 10:00 a.m., on Oc-

tober 4, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 40, SUMMIT RIDGE UNIT 2 ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2539 ROSLYN LANE, LAKELAND, FL 33813  
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 September 2, 2022  
By: /s/ Sheena M. Diaz  
Sheena M. Diaz  
Florida Bar No.: 97907  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
409 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: [answ@dallegal.com](mailto:answ@dallegal.com)  
1460-169957 / VMR  
September 9, 16, 2022 22-01405K

## 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. 2022CA002013000000**  
**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. MELINDA KAY GOWER, BRYAN KEITH CHANCEY, MELVIN LYNN CHANCEY, NANNETTE CHANCEY DOZIER, et al. Defendant(s).**

TO: NANNETTE CHANCEY DOZIER, UNKNOWN SPOUSE OF NANNETTE CHANCEY DOZIER, (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

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

EAST 106 FEET OF WEST 343 FEET OF NORTH 138 FEET OF THE WEST 1/2 OF NW 1/4 OF NW 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 9/12/2022/ (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 5 day of August, 2022

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT (SEAL) BY: C. Scott DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
22-035175  
September 9, 16, 2022 22-01408K

## FIRST INSERTION

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

**CASE NO. 2021CC006233000000**  
**ROYAL RIDGE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. LUAYNE WITTER; NADINE WITTER, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Re-Open Case to Reschedule Foreclosure Sale dated August 24, 2022 in Case No. 2021CC006233000000 in the County Court in and for Polk County, Florida wherein ROYAL RIDGE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and LUAYNE WITTER; NADINE WITTER, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCTOBER 7, 2022. ( ) [www.polk.realforeclose.com](http://www.polk.realforeclose.com) the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 239, ROYAL RIDGE PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 39-40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FLORIDA.

A/K/A: 640 NICHOLSON DRIVE, 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 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: August 31, 2022  
FLORIDA COMMUNITY LAW GROUP, P.L.  
Attorneys for Plaintiff  
1855 Griffin Road, Suite A-423  
Dania Beach, FL 33004  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: [jared@fclg.com](mailto:jared@fclg.com)  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
September 9, 16, 2022 22-01392K

## FIRST INSERTION

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

**CASE NO.: 2019CA-003569-0000-00**  
**PINGORA LOAN SERVICING, LLC, Plaintiff, vs. CHARLES V. WALL; KEATHEL CHAUNCEY ESQ., AS TRUSTEE, UNDER THE POLK 3 LAND TRUST; ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC, A FLORIDA NONPROFIT CORPORATION; UNKNOWN TENANT #1 IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY**

**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale Date dated the 29th day of August 2022, and entered in Case No. 2019CA-003569-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PINGORA LOAN SERVICING, LLC is the Plaintiff and ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION C/O ARTEMIS LIFESTYLES SERVICES, INC. KEATHEL CHAUNCEY ESQ., AS TRUSTEE, UNDER THE POLK 3 LAND TRUST UNKNOWN TENANT # 1 N/K/A THOMAS GRABOWSKI UNKNOWN TENANT # 2 N/K/A MICHELLE GRABOWSKI; and CHARLES V. WALL IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) at 10:00 AM on the 28th day of October 2022, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 264 ESTATES OF AUBURNDALE PHASE 2, AC-

CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 136, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
Property Address: 428 PALASTRO AVE AUBURNDALE, FL 33823

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

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

Dated this 1st day of September 2022.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
20-01582  
September 9, 16, 2022 22-01398K

## FIRST INSERTION

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

**CASE NO.: 2022CA000904000000**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIANE H. MOORE, UNKNOWN SPOUSE OF DIANE H. MOORE, CYNTHIA COLKEMIRE, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE, A MINOR, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR IRIE MOORE, A MINOR, CHRISTOPHER RYAN MOORE, AS NATURAL GUARDIAN FOR ISABELLA MILLER, A MINOR, CHRISTOPHER RYAN MOORE, AS NATURAL GUARDIAN FOR ZION HARLEY, A MINOR; CHRISTOPHER RYAN MOORE; STEPHEN MICHAEL MOORE; CATHY HAWKINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE H. MOORE, FOUNDATION FINANCE COMPANY LLC. AND UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, DEFENDANTS**

TO: STEPHEN MICHAEL MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR IRIE MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE  
Last Known Address: 2011 S WIGGINS RD, PLANT CITY FL 33566; 3527 TRAPNELL OAKS DR, PLANT CITY, FL 33566; 4708 CORK RD, PLANT CITY, FL 33565; 6102 WOODHAVEN DR, LAKELAND, FL 33811  
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As Deputy Clerk  
Current Residence: UNKNOWN  
TO: STEPHEN MICHAEL MOORE,



SECOND INSERTION

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, DEVISEES, GRANTEES, 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, 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 MORTGAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, 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, 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 13th 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 FL Stat. 45.032. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 25th day of August, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com Karissa Chin-Duncan, Esq. Florida Bar No. 98472 September 2, 9, 2022 22-01364K

SECOND 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' ASSOCIATION, 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 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: 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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: servicescwatty@aol.com 2nd Email: cswatty@aol.com September 2, 9, 2022 22-01372K

SECOND 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 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 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 22-01374K

THIRD 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 Defendants.** 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 POINCIANA 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 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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al., Defendants.** 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 10TH Judicial Circuit in and for POLK County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING 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.REALFORECLOSE.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-

BURNDALE HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 13, OF THE 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 30th day of August, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0281 / JDeleon-Colonna September 2, 9, 2022 22-01387K

THIRD 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 unknown. YOU ARE NOTIFIED that an action to quiet title, for declaratory judgment, and for other relief regarding the following property in Polk County, Florida: 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 Boyle** 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

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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHARLENE S. MCCARTER, DECEASED; ERICA DARLENE WILLIAMS; DAVID SHANE MCCARTER 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 1, BLOCK "B", LAKE DAISY ESTATES, PHASE

ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 402 LAKE DAISY 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 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.com 20-064589 - CaB September 2, 9, 2022 22-01366K

SECOND INSERTION

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. 2021CA00338000000 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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 foreclosed herein TO: 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, 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 GOLF CLUB PILASE III -B, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED 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. **Stacy 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

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

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

**Business Observer**



## SECOND 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 Statutes: 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 WAZE  
A25 Sherri Fairchild  
L07 Laquasha Stephens  
B03 Egeria Tinsley  
A14 FLORENCE DAVIS  
Auction date: 9.20.2022  
September 2, 9, 2022

22-01357K

## SECOND INSERTION

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

## 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. 532020CA002625000000**  
**PennyMac Loan Services, LLC,**  
**Plaintiff, vs.**  
**BELINDA ROJAS, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order 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 BELINDA 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 Judgment, 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

## SECOND 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-for-**  
**profit 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 described as:

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, Davenport, FL 33837

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.

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AFTER 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 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.

MANKIN LAW GROUP  
By Brandon K. Mullis  
BRANDON K. MULLIS, ESQ.  
Attorney for Plaintiff  
E-Mail: Service@MankinLawGroup.com  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(929) 725-0559  
FBN: 23217  
September 2, 9, 2022 22-01361K

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 GOMEZ,  
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 herein.

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@iclaw.com  
L2114  
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  
Aug. 19, 26; Sept. 2, 9, 2022

22-01268K

## FOURTH INSERTION

## SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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 22-01388K

## SECOND 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, 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 de-

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

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

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

The date of first publication of this notice is 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

## SECOND 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 RECORDED 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 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.

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 # 914444  
6267 Old Water Oak Road,  
Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettllawgroup.com  
Attorney for Plaintiff  
TDP File No. 18-012255-1  
September 2, 9, 2022 22-01360K

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

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

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

The date of first publication of this notice is 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

## SECOND INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2021-CA-001661**

**U.S. BANK NATIONAL**  
**ASSOCIATION, AS TRUSTEE**  
**OF GREENE STREET FUNDING**  
**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, Stacy 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 RECORDED 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

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

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

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 22-01365K



SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. CHRISTOPHER J. SMITH III; UNKNOWN SPOUSE OF CHRISTOPHER J. SMITH III; AND UNKNOWN TENANT(S), Defendants.

PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE.

NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NAHUM CORDOVA, JR; UNKNOWN SPOUSE OF NAHUM CORDOVA, JR; AND UNKNOWN TENANT(S), Defendants.

PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE.

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.

& Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before September 26, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter.

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. 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).

EE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and UNKNOWN SUCCESSOR TRUSTEE OF THE VIRGINIA T. ACKERMAN REVOCABLE LIVING TRUST, DATED OCTOBER 2, 1996; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA T. ACKERMAN, DECEASED; UNKNOWN BENEFICIARIES OF THE VIRGINIA T. ACKERMAN REVOCABLE LIVING TRUST, DATED OCTOBER 2, 1996; CRAIG S. ACKERMAN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s).

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.

SECOND NOTICE OF ACTION IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA... CASE NO.: 2022-CC-001303 JUDGE: BRANDON RAFOOL 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.

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

easelements, 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 attorney, 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.

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA... CASE NO. 53-2021-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:

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 ULAT DAVIS An undivided interest 1.923% in unit 0027 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 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

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") Unit Type: AMBASSADOR Count V FELISHA E. SCOTT and ASHLEY 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 and DIANE J. SWEENEY AND ELEANOR FRANCES VERSAILLES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ELEANOR FRANCES VERSAILLES, An undivided interest 1.923% in

unit 0408 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 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

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 CULMER; YORKSHIRE HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on 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 ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFICATES, 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' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 N/K/A DWIGHT HOWARD; UNKNOWN TENANT #2 N/K/A KATERRA BUTLER 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, ACCORDING 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 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. 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

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