

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY FLORIDA  
PROBATE DIVISION  
File No. 2022CP0034790000XX  
IN RE: ESTATE OF  
ANTONIO BETANCOURT  
Deceased.

The administration of the estate of Antonio Betancourt, deceased, whose date of death was November 15, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 3425 Lake Alfred Road, Winter Haven, Florida, 33881. 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 November 4, 2022.

**Personal Representative:**  
**Christian Betancourt**  
495 Riverhill Drive  
Atlanta, Georgia 30328  
Attorney for Personal Representative:  
Andrew Ponnock, Attorney  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd Fl  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (954) 340-3411  
E-Mail: andy@ponnocklaw.com  
November 4, 11, 2022 22-01694K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY FLORIDA  
PROBATE DIVISION  
CASE NO: 2022-CP-003354  
IN RE: ESTATE OF  
VERA V. HENDERSHOT  
Deceased.

The administration of the Estate of VERA V. HENDERSHOT, Deceased, whose date of death was August 4, 2022, is pending in the Circuit Court of Polk County, Florida, Probate Division, the address of which is: PO Box 9000, Drawer CC-4, Bartow, FL 33831-9000. 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 November 4, 2022.

**Personal Representative:**  
**MICHAEL HENDERSHOT**  
3052 Eastfield Path  
The Villages, FL 32163  
Attorney for Personal Representative:  
SUSAN SULLIVAN, ESQ.  
Susan Sullivan PA  
4752 County Road 466A  
Wildwood, FL 34785  
(352)689-0045 (352)689-0046 FAX  
Florida Bar No. 0013293  
villageslawyer@gmail.com  
November 4, 11, 2022 22-01695K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL COUNTY IN AND  
FOR POLK COUNTY  
PROBATE DIVISION  
CASE NO.: 22-CP-03323  
IN RE: ESTATE OF  
FLOYD KNOX, JR.,  
DECEASED.

The administration of the estate of FLOYD KNOX, JR., deceased, File Number 22-CP-03323, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 3425 Lake Alfred Road, Winter haven, Florida 33881. The name and address 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 TIME 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 claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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 November 4, 2022.

**/s/ Judy Knox**  
**Judy E. Knox**  
520 Oakland Rd.  
Auburndale, Florida 33823  
Date 9/14/2022  
**/s/ Fehintola Oguntebi**  
**FEHINTOLA OGUNTEBI**  
1904 West Cass Street  
Tampa, Florida 33606  
(813) 254-8717  
kemi@oguntebilaw.com  
FBN: 049042  
Date 9/14/2022  
Attorney for Personal Representative  
November 4, 11, 2022 22-01692K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
THE STATE OF FLORIDA IN AND  
FOR POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
53-2022-CP-002271-0000-XX  
IN RE: ESTATE OF  
STEVEN MARK FELTON,  
Deceased.

The administration of the estate of Steven Mark Felton, deceased, whose date of death was March 4, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, 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 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 November 4, 2022.

**Personal Representative:**  
**Jean Felton**  
Attorney for Personal Representative:  
Robert D. King, Esq  
Florida Bar No. 89104  
The King Firm, PA  
4430 Park Blvd  
Pinellas Park, Florida 33781  
November 4, 11, 2022 22-01676K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-3508  
IN RE: ESTATE OF  
LONDON COLE HUMBERTSON,  
Deceased.

The administration of the estate of LONDON COLE HUMBERTSON, deceased, whose date of death was May 28, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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: November 4, 2022.

**JASON HUMBERTSON**  
**Personal Representative**  
1001 West Lake Cannon Drive NW  
Winter Haven, FL 33881  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
November 4, 11, 2022 22-01685K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2021-CP-4409  
IN RE: ESTATE OF  
ROLLINA L. WILLIX,  
Deceased.

The administration of the estate of ROLLINA L. WILLIX, deceased, whose date of death was December 2, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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: November 4, 2022.

**ANGELA WILLIX**  
**Personal Representative**  
19408 25th E.  
Spanaway, WA 98387  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
November 4, 11, 2022 22-01684K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
File No. 2022-CP-003588  
Division: Probate  
IN RE: ESTATE OF  
JUDY WOOD,  
Deceased.

The administration of the Estate of Judy Wood, deceased, whose date of death was September 2, 2022, is pending in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is: 225 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and that 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is November 4, 2022.

**Personal Representative**  
**Bonnie Baker**  
930 Princeton Manor Lane  
Lakeland, FL 33809  
MINDRUP | SAMOLE  
**/s/ Alex Mindrup**  
Alex J. Mindrup, Esq.  
FBN: 1002009  
3030 N. Rocky Point Dr. W.  
Ste. 150, Tampa, FL 33607  
Tel: (727) 697-7257  
Fax: (727) 499-6775  
Attorney for Personal Representative  
November 4, 11, 2022 22-01686K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-00365  
Division Probate  
IN RE: ESTATE OF  
MARY ANNE SAVO  
Deceased.

The administration of the estate of Mary Anne Savo, deceased, whose date of death was August 23, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 4, 2022.

**Personal Representative:**  
**Deanna Gurney Miller**  
2938 Crest Wave Drive  
Clermont, Florida 34711  
Attorney for Personal Representative:  
Kristine L. Tucker  
E-mail Addresses:  
Kristine@coughlanslaw.com,  
paralegal@coughlanslaw.com  
Florida Bar No. 115378  
Coughlan's Law, PLLC  
5104 North Orange Blossom Trail,  
Suite 224  
Orlando, Florida 32810  
Telephone: \*\*\*Attorney phone TE\*\*\*  
November 4, 11, 2022 22-01681K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.:  
532022CP0035720000XX  
IN RE: ESTATE OF  
DUSTY HAMBY  
Deceased.

The administration of the estate of Dusty Hamby, deceased, whose date of death was July 21, 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 November 4, 2022.

**Personal Representative**  
**/s/ Kevin Sayre**  
**Kevin Sayre**  
4216 Lake Underhill Rd  
Apartment A  
Orlando, Florida 32803  
Attorney for Personal Representative:  
**/s/ Andrew P. Cummings**  
Andrew P. Cummings, Esquire  
Florida Bar Number: 98355  
THERREL BAISDEN, LLP  
1 SE 3rd Avenue, Suite 2950  
Miami, FL 33131  
Telephone: (305) 371-5758  
Fax: (305) 371-3178  
E-Mail:  
ACummings@TherrelBaisden.com  
Secondary E-Mail:  
Probate@TherrelBaisden.com  
LBermudez@TherrelBaisden.com  
November 4, 11, 2022 22-01683K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
TENTH JUDICIAL CIRCUIT POLK  
COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 53-2022CP003668-0000-XX  
REFERENCE NUMBER:  
2022CP-003668  
DIVISION NUMBER: 14  
IN RE: ESTATE OF TIMOTHY  
LORENZO MCCLOUD,  
DECEASED.

The administration of the intestate estate of TIMOTHY LORENZO MCCLOUD, deceased, whose date of death was 24th day of July, 2022, pending in the Circuit Court for Polk County, Florida, Probate Division; Case Number: 2022CP-003668; UCN:

53-2022CP-003668-0000-XX; the address of which is Clerk of the Tenth Judicial Circuit Court, Polk County, Florida, Drawer Number: CC-4, P.O. Box 9000, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate including unmaturred, contingent or unliquidated claims, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS

NOTICE OR THIRTY (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 the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (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 § 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 the first publication of this Notice is November 4, 2022.

**MILDRED L. MCCLOUD**  
**Personal Representative**  
9029 Damascus Avenue  
Polk City, Florida 33868-9511  
CAROLYN DUPREE HILL  
Attorney for Personal Representative  
Florida Bar Number: 974439  
The Law Firm of  
DUPREE HILL & HILL, P.A.  
Attorneys and Counselors at Law  
13575 - 58th Street North,  
Suite 200  
Clearwater, Florida 33760-3739  
Telephone: 727.538.LAWS (5297)  
November 4, 11, 2022 22-01693K

### 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 GLAM LUXE BOUTIQUE : Located at 3517 Cortland Dr : Polk County in the City of Davenport : Florida, 33837-

1755 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this November day of 02, 2022  
BUENO GARCIA ENTERPRISE LLC  
November 4, 2022 22-01700K



### What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.



## 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-000407 SILVER LAKES OF LAKELAND HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,**

**Plaintiff, vs. C. EUGENE MOSHOLDER, Individually; UNKNOWN SPOUSE OF C. EUGENE MOSHOLDER; SECRETARY OF URBAN DEVELOPMENT AND HOUSING; and ALL UNKNOWN TENANTS/ OWNERS, Defendants,**

NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated July 27, 2022, and entered in Case Number: 2021-CA-000407, of the Circuit Court in and for Polk County, Florida, wherein SILVER LAKES OF LAKELAND HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and C. EUGENE MOSHOLDER, Individually; UNKNOWN SPOUSE OF C. EUGENE MOSHOLDER, Individually; and SECRETARY OF URBAN DEVELOPMENT AND HOUSING are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 15th day of November, 2022 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 6236 Silver Lakes Drive East, Lakeland, Florida 33810  
Property Description: Lot 100, Block B, Silver Lakes Phase One

A, according to the Plat thereof, as recorded in Official Records Book 89, Pages 44 and 45, Public Records of Polk County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, Florida 33801, (863) 534-4686, at least seven days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

/s/ John L. Di Masi

John L. Di Masi

Florida Bar No.: 0915602

Patrick J. Burton

Florida Bar No.: 0098460

Brian S. Hess

Florida Bar No.: 0725072

Helena G. Malchow

Florida Bar No.: 0968323

Eileen Martinez

Florida Bar No.: 0101537

Eryn M. McConnell

Florida Bar No.: 0018858

James E. Olsen

Florida Bar No.: 0607703

Alicia S. Perez

Florida Bar No.: 0091930

Toby Snively

Florida Bar No.: 0125998

LAW OFFICES OF JOHN L. DI

MASI, P.A.

801 N. Orange Avenue, Suite 500

Orlando, Florida 32801

Ph (407) 839-3383

Fx (407) 839-3384

Primary E-Mail:

JDLaw@orlando-law.com

Attorneys for Plaintiff

November 4, 11, 2022

22-01679K

## FIRST INSERTION

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

**CASE NO.: 2022-CA-001927 CADENCE BANK,**

**Plaintiff, v. DANIEL JAPHETH KYABAYINZE, et al.,**

**Defendants.**

TO: Daniel Japheth Kyabayinze

2531 Calabria Avenue

Davenport, FL 33837

Damalie Nakanjako Kyabayinze

2531 Calabria Avenue

Davenport, FL 33837

YOU ARE HEREBY NOTIFIED that

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

Lot 547, Regal Palms at Highland Reserve, Phase 5, according to the plat thereof recorded in Plat Book 132, Page 34, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 16 day of Sept, 2022.

Default Date: 10/24/2022

Stacy M. Butterfield

as Clerk of the Circuit Court of

Polk County, Florida

By: /s/ Tamika Joiner

DEPUTY CLERK

Anthony R. Smith, Esquire

Plaintiff's attorney

Tiffany & Bosco, P.A.,

1201 S. Orlando Ave, Suite 430,

Winter Park, FL 32789

November 4, 11, 2022

22-01690K

## 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 Richards Investment Group located at 207 Valentino Ct, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 31st day of October, 2022.

Romain Richards

November 4, 2022

22-01678K

## 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 EASTROOTS WELLNESS : Located at 825 Johnson Ave : Polk County in the City of Lakeland : Florida, 33801-5258 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this November day of 02, 2022

SHIPE BRITNAI LEIGH

November 4, 2022

22-01699K

## FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1971 DAND mobile home, VIN 406, and the contents therein, if any, abandoned by previous owner Daniel James Davis(Deceased).

On Tuesday, November 15, 2022 at 9:30 a.m. at 2800 US HWY 17 92 W, Lot #78, Haines City, Florida 33884.

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

Alyssa M. Nohren, FL Bar No. 352410

2033 Main Street, Suite 600

Sarasota, FL 34237

Telephone: (941) 366-8100

anohren@icardmerrill.com

Attorneys for Minerva Mobile Home Park

November 4, 11, 2022

22-01697K

## 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 LE TRESOR INTERIOR : Located at 317 Summershore Dr : Polk County in the City of Auburndale : Florida, 33823-2176 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale Florida, this November day of 02, 2022

MSKYELIGHT REALTY LLC

November 4, 2022

22-01701K

## 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. 2018CA005076000000 METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. TONYA WOODS, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 01, 2022, and entered in 2018CA005076000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and TONYA WOODS F/K/A TONYA J. FAIR; STEVEN W. FAIR; GARDENS HOMEOWNERS ASSOCIATION, INC., ; FLORIDA HOUSING FINANCE CORPORATION ; UNKNOWN SPOUSE OF TONYA WOODS F/K/A TONYA J. FAIR N/K/A RICHARD ERICKSON are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 29, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, OF GARDENS PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.

Property Address: 427 MAJESTIC GARDENS BLVD., 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 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 1 day of November, 2022.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem\_

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

20-060845 - EuE

November 4, 11, 2022

22-01691K

## 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. 2018CA003025000000 HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs. EUGENE HAYES JR., II, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 21, 2019, and entered in 2018CA003025000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC, NEW PENN FINANCIAL, LLC D/B/A SHELL-POINT MORTGAGE SERVICING is the Plaintiff and EUGENE HAYES JR., II; DAWN PATRICIA-ANN ALLEN HAYES; VILLAGES AT BRIDGE-WATER COMMUNITY ASSOCIATION, INC.; BRIDGEWATER MASTER ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 02, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK "B", VILLAGES AT BRIDGEWATER VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGES 27 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.

Property Address: 2411 LADOGA DRIVE, LAKELAND, FL 33805

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

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

Dated this 1 day of November, 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

18-235723 - CaB

November 4, 11, 2022

22-01689K

## FIRST INSERTION

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE July 22, 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 obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

**TIMESHARE PLAN:**

ORLANDO BREEZE RESORT

An undivided fractional fee interest (described below) 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 (described below) together 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")

**Contract Number:**

6542489 -- ERIC WAYNE YNFANTE and MELODY LYNN BRZEZINSKI-YNFANTE, ("Owner(s)), 302 PARLIAMENT DR, HOUSTON, TX 77034 and 9910 BARONSHIRE ROUND, HOUSTON, TX 77070, Week 42 in Unit No. 0413 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance: \$48,002.06 / Mtg Doc #2017241896

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

November 4, 11, 2022

22-01698K

## 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. XIOMARA 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 XIOMARA 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 2nd day of December, 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: MRSservice@mccalla.com

Fla. Bar No.: 0146803

70150



FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-003661  
Division PROBATE  
IN RE: ESTATE OF  
CAROL A. MOLITORIS  
AKA CAROL ANN MOLITORIS  
Deceased.

The administration of the estate of CAROL A. MOLITORIS AKA CAROL ANN MOLITORIS, deceased, whose date of death was August 8, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 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 November 4, 2022.

**Personal Representative:**  
/s/ Michael Molitoris  
**MICHAEL MOLITORIS**  
2606 Oxmoor Road

Summerfield, North Carolina 27358  
Attorney for Personal Representative:  
/s/ Michael Horton  
MICHAEL G. HORTON, Attorney  
Florida Bar Number: 123841  
MICHAEL G. HORTON, P.A.  
3721 South Highway 27, Suite A  
Clermont, FL 34711  
Telephone: (352) 394-4008  
Fax: (352) 394-5805  
E-Mail: michael@mghpa.com  
Secondary E-Mail: trish@mghpa.com  
November 4, 11, 2022 22-01673K

FIRST INSERTION

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

PROBATE DIVISION  
File No.: 22CP-3671  
IN RE: ESTATE OF  
ALAN R. SOMACH,  
Deceased  
SSN: XXX-XX-7793

The administration of the estate of ALAN R. SOMACH, deceased, whose date of death was July 24, 2022, and whose Social Security Number is XXX-XX-7793, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 the first publication of this notice is the 4th day of November, 2022.

Signed on this 1st day of November, 2022.

**Personal Representative:**  
/s/ Brian J. Somach  
**Brian J. Somach**  
63 Woodlake Dr.  
Marlton, NJ 08053

Attorney for Personal Representative:  
/s/ Michael A. Johnson  
Michael A. Johnson  
Florida Bar #: 0474258  
P.O. Box 1397  
Lakeland, FL 33802-1397  
Telephone: (863) 688-0741  
Fax#: (863) 688-0472  
Primary email:  
majlaw@tampabay.rr.com  
November 4, 11, 2022 22-01682K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, Florida Statutes, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: a 1992 Skyline mobile home, VIN 23650274EA and 23650274EB, located at 3114 Antigua Rd, Lake Wales, Polk County, Florida 33859, and the contents therein, if any, abandoned by Terri Cowen, daughter of William F. Cowen, deceased, mobile home owner. The Public Sale shall occur on Wednesday, November 21, 2022 at 9:00 a.m. at 597 Towerwood Blvd., Lake Wales, FL 33859.

PREPARED By:  
John G. Wood, Jr.  
and Thomas H. Wood,  
Co-Trustees of the John G. Wood Revocable Trust dated March 14, 2000 dba Towerwood Adult +55 Mobile Home Community  
900 Eagle Pond Dr.  
Winter Haven, FL 33884  
November 4, 11, 2022 22-01677K



What makes public notices in newspapers superior to other forms of notices?

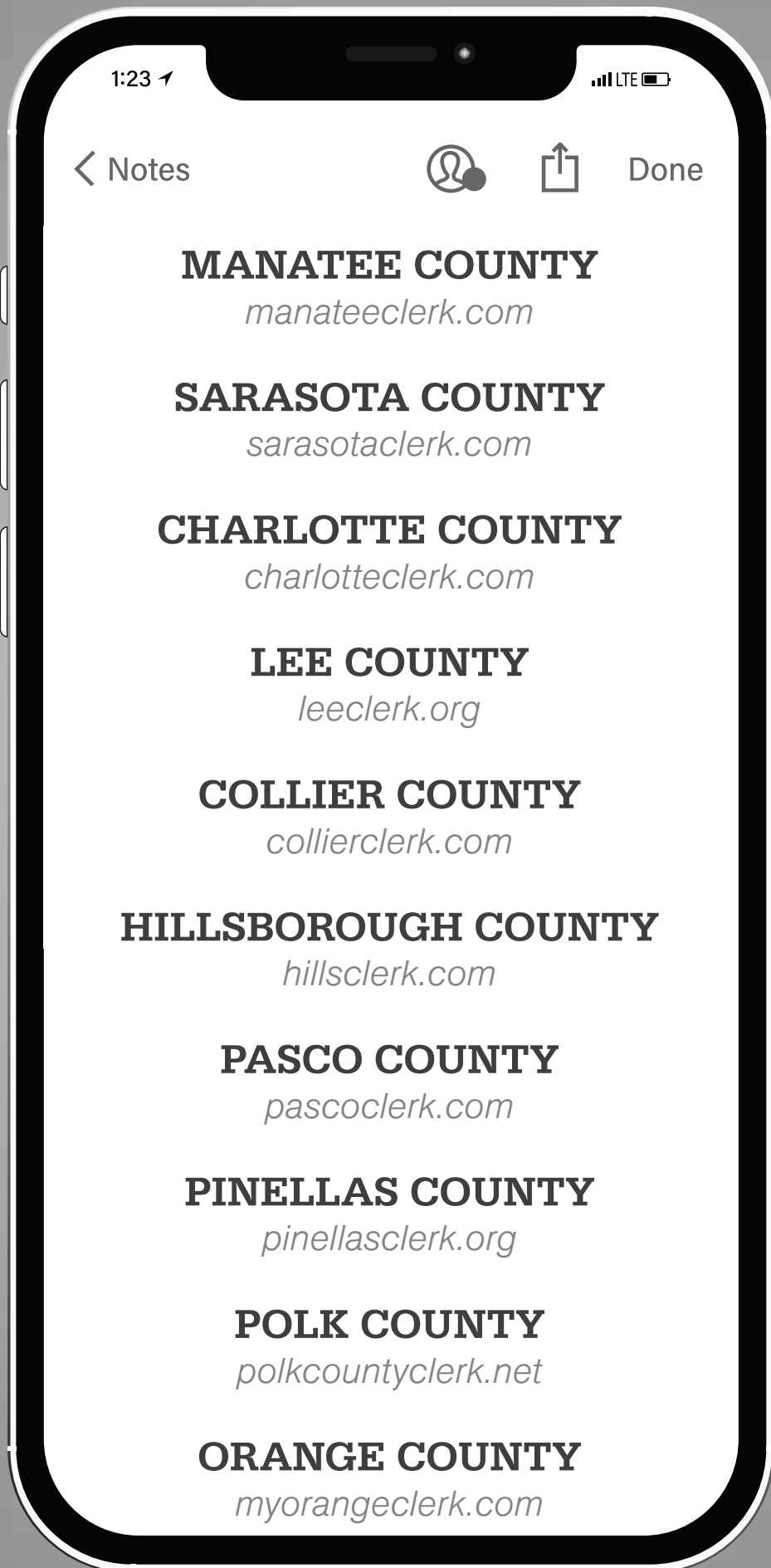
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

To publish your legal notice email:  
legal@businessobserverfl.com

# OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon  
Friday Publication

Business Observer

LV20906\_V7

LV18337

LV20890\_V23



## FIRST INSERTION

NOTICE OF ACTION  
FORECLOSURE  
PROCEEDINGS-PROPERTY  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR  
POLK COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 2022CA002597000000  
DIVISION: 8

Wells Fargo Bank, N.A.  
Plaintiff, vs.-  
Michael David Smith, Sr.; David M.  
Smith, Jr.; Wilbert Leon Edwards;  
Robert Dallas Smith; Alicia Gaskins;  
Unknown Spouse of Michael David  
Smith, Sr.; Unknown Spouse of  
David M. Smith, Jr.; Unknown  
Spouse of Wilbert Leon Edwards;  
Unknown Spouse of Robert Dallas  
Smith; Unknown Spouse of Alicia  
Gaskins; Kristina Wray; William R.  
Lees, Jr.; W.S. Badcock Corporation;  
Lake Wales  
Hospital Corporation dba Lake  
Wales Medical Center; MidFlorida  
Credit Union f/k/a MidFlorida  
Federal Credit Union; Wonder  
Emporium Millwork and  
Fabrication, Inc.; Unknown Parties  
in Possession #1, if living, and  
all Unknown Parties claiming  
by, through, under and against  
the above named Defendant(s);  
Unknown Parties in Possession  
#2, if living, and all Unknown Parties  
claiming by, through, under and  
against the above named  
Defendant(s)  
Defendant(s).

TO: David M. Smith, Jr.: LAST  
KNOWN ADDRESS: 10438  
Middleview Drive, Orlando, FL 32832  
and Unknown Spouse of David M.  
Smith, Jr.: LAST KNOWN ADDRESS:  
10437

Middlewich Drive, Orlando, FL 32832  
Residence unknown, if living, includ-  
ing any unknown spouse of the said  
Defendants, if either has remarried and  
if either or both of said Defendants are  
dead, their respective unknown heirs,  
 devisees, grantees, assignees, credi-  
tors, lienors, and trustees, and all other  
persons claiming by, through, under  
or against the named Defendant(s);  
and the aforementioned named  
Defendant(s) and such of the aforemen-  
tioned unknown Defendants and such

of the aforementioned unknown Defen-  
dants as may be infants, incompetents  
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that  
an action has been commenced to fore-  
close a mortgage on the following real  
property, lying and being and situated  
in Polk County, Florida, more particu-  
larly described as follows:

LOT(S) 58, OF SOUTHERN  
LAND COMPANY'S SUBDIVI-  
SION AS RECORDED IN PLAT  
BOOK 4, PAGE 27, ET SEQ., OF  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA.  
more commonly known as 111 Britton  
Street, Babson Park, FL 33827.

This action has been filed against you  
and you are required to serve a copy of  
your written defense, if any, upon LOGS  
LEGAL GROUP LLP, Attorneys for  
Plaintiff, whose address is 2424 North  
Federal Highway, Suite 360, Boca Ra-  
ton, FL 33431, within thirty (30) days  
after the first publication of this notice  
and file the original with the clerk of  
this Court either before with service  
on Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the Complaint.

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

WITNESS my hand and seal of this  
Court on the 18 day of Oct, 2022.

Default Date: November 24, 2022

Stacy M. Butterfield  
Circuit and County Courts  
(SEAL) By: Asuncion Nieves  
Deputy Clerk

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
2424 North Federal Highway,  
Suite 360  
Boca Raton, FL 33431  
202-326585 FCO1 WN1  
November 4, 11, 2022 22-01672K

## FIRST INSERTION

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

CASE NO.: 2020-CA-003045  
TRADITIONS AT WINTER HAVEN  
HOMEOWNERS ASSOCIATION,  
INC., a Florida not-for-profit  
corporation,  
Plaintiff, vs.

JAMES W. BOWEN, Individually;  
UNKNOWN SPOUSE OF JAMES  
W. BOWEN; PORTFOLIO  
RECOVERY ASSOCIATES, LLC;  
and ALL UNKNOWN TENANTS/  
OWNERS,  
Defendants,

NOTICE is hereby given pursuant to a  
Default Final Judgment of Foreclosure  
and Award of Attorneys Fees and Costs,  
dated September 14, 2022, and entered  
in Case Number: 2020-CA-003045, of  
the Circuit Court in and for Polk Coun-  
ty, Florida, wherein TRADITIONS AT  
WINTER HAVEN HOMEOWNERS  
ASSOCIATION, INC., is the Plaintiff,  
and JAMES W. BOWEN, Individually;  
and PORTFOLIO RECOVERY AS-  
SOCIATES, LLC; are the Defendants,  
the Polk County Clerk of the Court  
will sell to the highest and best bidder  
for cash, by electronic sale on-line at  
www.polk.realforeclose.com, begin-  
ning at 10:00 o'clock A.M. on the 14th  
day of November, 2022 the following  
described property as set forth in said  
Default Final Judgment of Foreclosure  
and Award of Attorneys Fees and Costs,  
to-wit:

Property Address: 3016 Dayton  
Drive, Winter Haven, Florida  
33884

Property Description: Lot 246,  
Traditions Phase 1, according to  
the plat thereof, as recorded in

Plat Book 131, Page(s) 47, of the  
Public Records of Polk County,  
Florida.

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

John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Brian S. Hess  
Florida Bar No.: 0725072  
Helena G. Malchow  
Florida Bar No.: 0968323  
Eileen Martinez  
Florida Bar No.: 0101537  
Eryn M. McConnell  
Florida Bar No.: 0018858  
James E. Olsen  
Florida Bar No.: 0607703  
Alicia S. Perez  
Florida Bar No.: 0091930  
Toby Snively  
Florida Bar No.: 0125998  
LAW OFFICES OF  
JOHN L. DI MASI, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, Florida 32801  
Ph (407) 839-3383  
Fx (407) 839-3384  
Primary E-Mail:  
JDLaw@orlando-law.com  
Attorneys for Plaintiff  
November 4, 11, 2022 22-01670K

## FIRST INSERTION

Notice is hereby given that MLOPEZ  
INSURANCE LLC, OWNER,  
desiring to engage in business under  
the fictitious name of RADIANCE  
INSURANCE SERVICES located at  
1424 LONG STREET, LAKELAND,  
FLORIDA 33801 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.  
November 4, 2022 22-01687K

## FIRST INSERTION

Notice is hereby given that ALL WHITE  
INC, OWNER, desiring to engage in  
business under the fictitious name of  
AIR MAX located at 1110 PARTRIDGE  
LN, KISSIMMEE, FLORIDA 34759  
intends to register the said name in  
POLK county with the Division of  
Corporations, Florida Department of  
State, pursuant to section 865.09 of the  
Florida Statutes.  
November 4, 2022 22-01688K

## FIRST INSERTION

Notice is hereby given that MPZ  
TARPON LLC, OWNER, desiring to  
engage in business under the fictitious  
name of MARCOS PIZZA 8629 located  
at 641 US HIGHWAY 17 92 N, STE  
101, HAINES CITY, FLORIDA 33844  
intends to register the said name in  
POLK county with the Division of  
Corporations, Florida Department of  
State, pursuant to section 865.09 of the  
Florida Statutes.  
November 4, 2022 22-01674K

Notice is hereby given that KAYLA  
JOHNSON, PRESTON CRAFT,  
OWNERS, desiring to engage in  
business under the fictitious name  
of CRAZY 8S SLOT CAR RACING  
located at 1549 S COMBEE ROAD,  
LAKELAND, FLORIDA 33860  
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.  
November 4, 2022 22-01675K

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

CASE NO.:  
2014CA-003891-0000-00  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
UNDER THE POOLING AND  
SERVICING AGREEMENT  
RELATING TO IMPAC SECURED  
ASSETS CORP. MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-2,  
Plaintiff, vs.  
JORGE SOTO; LUZ SOTO A/K/A  
LUZ M. SOTO; MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE  
FOR DECISION ONE MORTGAGE  
COMPANY, LLC; ASSOCIATION  
OF POINCIANA VILLAGES, INC.;  
POINCIANA VILLAGE THREE  
ASSOCIATION, INC.; UNKNOWN  
TENANT #1 IN POSSESSION  
OF THE SUBJECT PROPERTY;  
UNKNOWN TENANT #2 IN  
POSSESSION OF THE SUBJECT

PROPERTY  
Defendants.

NOTICE IS HEREBY GIVEN pursu-  
ant to an Order on Motion to Cancel  
and Reschedule Foreclosure Sale Date  
dated the 17th day of October 2022, and  
entered in Case No. 2014CA-003891-  
0000-00, of the Circuit Court of the  
10TH Judicial Circuit in and for POLK  
County, Florida, wherein DEUTSCHE  
BANK NATIONAL TRUST COMPA-  
NY, AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE IMPAC SE-  
CURED ASSETS CORP. MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2007-2 is the Plaintiff and  
JORGE SOTO LUZ SOTO MORT-  
GAGE ELECTRONIC REGISTRA-  
TION SYSTEMS, INC. AS NOMINEE  
FOR DECISION ONE MORTGAGE  
COMPANY, LLC; ASSOCIATION  
OF POINCIANA VILLAGES, INC. UN-  
KNOWN TENANT #1 N/K/A MINDY  
SOTO; and ASSOCIATION OF POIN-  
CIANA VILLAGES, INC. IN POSSE-  
SION OF THE SUBJECT PROPERTY  
are defendants. STACY M. BUTTER-  
FIELD, CPA as the Clerk of the Cir-  
cuit Court shall sell to the highest and

## FIRST INSERTION

best bidder for cash electronically at  
www.polk.realforeclose.com at, 10:00  
AM on the 21st day of November 2022  
the following described property as set  
forth in said Final Judgment, to wit:

LOT 5, BLOCK 787, POIN-  
CIANA, NEIGHBORHOOD  
5 NORTH, VILLAGE 3, AC-  
CORDING TO THE OFFICIAL  
PLAT THEREOF AS RECORD-  
ED IN PLAT BOOK 54, PAGES  
27 THROUGH 42, PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.

IF YOU ARE A PERSON CLAIMING  
A RIGHT TO FUNDS REMAIN-  
ING 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 or-

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

Dated this 26th day of October 2022.

By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
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  
20-01324

November 4, 11, 2022 22-01671K

## SUBSEQUENT INSERTIONS

## THIRD INSERTION

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

CASE NO.: 2022-CA-001059  
HERITAGE ENTERPRISES FL  
LLC,  
Plaintiff, v.  
MARIE C. PADY; JOHN DOE, AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF LOUIS  
M. NARCISSE; COLONIAL  
BANK, N.A.; JOHN DOE, AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF EDWARD E.  
SHELTON; AND JANE DOE, AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF GLADYS S.  
SHELTON,  
Defendants.

TO MARIE C. PADY:  
YOU ARE HEREBY NOTIFIED that  
an action to Quiet Title to real property  
described as:

POINCIANA NEIGHBOR-  
HOOD 2 EAST VILLAGE 7  
PB 53 PGS 1/3 BLK 899 LOT 3  
More commonly known as: 309  
Bass Ln., Poinciana, FL 34759  
has been filed by Plaintiff, HERITAGE  
ENTERPRISES FL LLC, and you are  
required to serve a copy of your written  
defenses, if any, on Alisa Wilkes, Esq.,

13400 Sutton Park Dr. S., Suite 1204,  
Jacksonville, FL 32224, (904)620-  
9545 on or before 11/18/2022 and file  
the original with the Clerk of Court and  
Plaintiff's attorney, otherwise a default  
and judgment will be entered against  
you for the relief demanded.

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

Witness my hand and the seal of this  
court on this 11th day of Oct., 2022.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: Tamika Joiner  
Deputy Clerk  
/s/ Tamika Joiner

Alisa Wilkes, Esq.  
Wilkes & Mee, PLLC  
13400 Sutton Park Dr., S, Suite 1204  
Jacksonville, FL 32224  
Oct. 21, 28; Nov. 4, 11, 2022  
22-01606K

## SECOND INSERTION

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

File No.: 16-2022-CP-002481  
Division: Probate  
IN RE: ESTATE OF  
DAVID D. EDWARDS  
Deceased.

The administration of the estate of  
DAVID D. EDWARDS, deceased,  
whose date of death May 29, 2022, is  
pending in the Circuit Court of POLK  
County, Florida, Probate Division,  
the address of which is PO Box 9000,  
Drawer J-109, Bartow, FL 33831-9000.  
The name of the estate's administrator  
and the name and address of the  
administrator's attorney are set forth  
below.

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

All other creditors of the deceased  
and other persons having claims or  
demands against the estate of the deceased  
on whom a copy of this notice is required  
to be served must file their claims with  
this court WITHIN 3 MONTHS AF-  
TER THE DATE OF THE FIRST PUBLI-  
CATION OF THIS NOTICE.

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

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

The date of first publication of this  
notice is October 28, 2022.

Petitioner  
Karimah Edwards  
1029 Caliente Dr, 2D  
Jacksonville, FL 32211

Attorney for Petitioner  
/s/ Kimberly W. Aiken  
Kimberly W. Aiken, Esq.  
PHV 1026722  
1601 Highway 40 E, Ste M 147  
Kingsland, GA 31548  
(866) 846-0652 office  
(866) 841-2725 fax  
Email: info@wakefieldaikenlaw.com  
Oct. 28; Nov. 4, 2022 22-01665K

## 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 pursu-  
ant to the Final Judgment and/or Order  
Rescheduling Foreclosure Sale, entered  
in Case No. 532020CA002625000000  
of the Circuit Court of the TENTH Ju-  
dicial Circuit, in and for Polk County,  
Florida, wherein PennyMac Loan  
Services, LLC is the Plaintiff and BE-  
LINDA ROJAS; Unknown Spouse of  
Belinda Rojas; Royal Ridge Home-  
owners 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 3rd day of January,  
2023, 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

Dated this 20th day of October,  
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  
Oct. 28; Nov. 4, 2022 22-01636K

## SECOND INSERTION

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

File No.  
53-2022-CP-003550-0000-XX  
Division: Probate  
IN RE: ESTATE OF  
ALICE H. SPIETH, Deceased

The administration of the Estate of Al-  
ice H. Spieth, deceased, whose date of  
death was August 22, 2022, is pending  
in the Circuit Court for Polk County,  
Florida, Probate Division, the address  
of which is 255 N. Broadway Ave., Bar-  
tow, Florida 33830. The names and ad-  
dresses of the Personal Representative  
and the Personal Representative's attor-  
ney are set forth below.

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

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

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

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

The date of first publication of this  
notice is October 28, 2022.

Personal Representative:  
Mary Robitaille  
1301 N.W. 72nd Ave.  
Plantation, Florida 33313

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  
Oct. 28; Nov. 4, 2022 22-01640K

## SECOND INSERTION

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

PROBATE FILE NO.  
53-2022-CP-003225-0000-XX  
IN RE: Estate of  
JAN P. VERMEULEN, Deceased.

The administration of the estate of Jan  
P. Vermeulen, deceased, whose date  
of death was July 16, 2022, is pending  
in the Circuit Court for Polk County,  
Florida, Probate Division, the address  
of which is 255 N. Broadway Avenue,  
Bartow, FL 33830. The names and ad-  
dresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.

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

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

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

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

The date of first publication of this  
notice is October 28, 2022.

Personal Representative:  
/s/Helen Ward  
Helen M. Ward  
1712 Glen Abby Lane  
Winter Haven, Florida 33881

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  
Oct. 28; Nov. 4 2022 22-01641K



SECOND INSERTION

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

**CASE NO. 2022CA-000531-0000-LK WHISPERING TRAILS HOMEOWNERS ASSOCIATION INC**

**Plaintiff(s), VS. REGINA P SMITH, ET AL Defendant(s)**  
Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 6, 2022, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 159, WHISPERING TRAILS PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 143, PAGE 49, 50, AND 51, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
A/K/A 2749 WHISPERING TRAILS DR, WINTER HAVEN, FL 33884  
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 21ST day of NOVEMBER, 2022.  
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 this 17th day of October, 2022.

STACY M. BUTTERFIELD, CPA  
Clerk of the Circuit Court  
Drawer CC-12, P.O. Box 9000  
Bartow, Florida 33831-9000  
(SEAL) By Carolyn Mack  
Deputy Clerk  
Oct. 28; Nov. 4, 2022 22-01661K

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. 2008CA-006258-0000-00 THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9, Plaintiff, vs. Leland Charles Piester, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2008CA-006258-0000-00 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9 is the Plaintiff and Leland Charles Piester; THE UNKNOWN SPOUSE OF LELAND C. PIESTER; Derenda M Piester; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the name being fictitious to account for parties in possession are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 3rd day of January, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 33, OF C.W. ROCKNER'S ADDITION TO FORT MEADE, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK P, PAGE 354, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND

THE WEST 110 FEET OF THE NORTH 2 FEET OF LOT 34 OF C.W. ROCKNER'S ADDITION TO FORT MEADE, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK P, PAGE 354, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THE NORTH 1/2 OF LOT 16 AND THE SOUTH 90 FEET OF LOTS 17 AND 18 IN BLOCK G OF WILDWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 16 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 October, 2022.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
Case No. 2008CA-006258-0000-00  
File # 16-F00281  
Oct. 28; Nov. 4, 2022 22-01660K

SECOND INSERTION

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

**CASE NO.: 2019CA-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 18th day of October 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 at 10:00 AM on the 17th day of January 2023, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 264 ESTATES OF AUBURNDALE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 136, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS POLK COUNTY, FLORIDA.

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

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

Dated this 26th day of October 2022.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
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  
20-01582  
Oct. 28; Nov. 4, 2022 22-01666K

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. 2020CA000791000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ENCARNACION L. FIGUEROA, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2022, and entered in 2020CA000791000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ENCARNACION L. FIGUEROA; UNKNOWN SPOUSE OF ENCARNACION L. FIGUEROA; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUNTY, FLORIDA 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 November 14, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 22, LESS THE WEST 10 FEET OF THE EAST 20 FEET OF THE NORTH 50 FEET AND LESS THE EAST 10 FEET KNOWN AS THE UTILITY SITE, CREWS LAKE ESTATES, ACCORDING TO THE MAP OR

PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 4016 LANA DR, 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 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 20 day of October, 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  
20-006081 - CaB  
Oct. 28; Nov. 4, 2022 22-01658K

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. 2018-CA-003550 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET A. KING, DECEASED. et al. Defendant(s).**

TO: PATRICIA L. JACOBS A/K/A PAT JACOBS AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET A. KING, DECEASED, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 14, HEATHER HILL PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 34 AND 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
has been filed against you and you

are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November 17, 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 11th day of October, 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  
21-121893 - Kil  
Oct. 28; Nov. 4, 2022 22-01639K

SECOND INSERTION

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

**CASE NO. 532022CA001712000000 FLAGSTAR BANK, Plaintiff, vs. JOHN A. DEMARCO; SHADDOCK ESTATES HOME OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 18, 2022, and entered in Case No. 532022CA001712000000 of the Circuit Court in and for Polk County, Florida, wherein FLAGSTAR BANK is Plaintiff and JOHN A. DEMARCO; SHADDOCK ESTATES HOME OWNERS ASSOCIATION, INC.; 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, 10:00 a.m., on December 2, 2022, the following described property as set forth in

said Order or Final Judgment, to-wit: LOT 21, SHADDOCK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 9, 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 October 25, 2022.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
2491-184980 / DAD  
Oct. 28; Nov. 4, 2022 22-01657K

SECOND INSERTION

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

**CASE NO. 2020-CA-003609 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL11 TRUST, Plaintiff, vs. DALTON PARIS; MARIE M. MAGLOIRE-PARIS A/K/A MARIE MAGLORIE-PARIS; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2 the names being fictitious to account for parties in possession, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on August 22, 2022 in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, the Clerk of Court will on NOVEMBER 21, 2022 at 10:00 AM EST at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:

LOT 18, IN BLOCK 3013, OF POINCIANA NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 61 PAGES 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 208 Athabasca Dr, Kissimmee, FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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: October 19, 2022  
/s/ Audrey J. Dixon  
Audrey J. Dixon, Esq.  
Florida Bar No. 39288  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: (404) 474-7149  
Email: adixon@mtglaw.com  
E-Service: service@mtglaw.com  
Oct. 28; Nov. 4, 2022 22-01638K

SECOND INSERTION

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

**CASE #: 2018-CA-001509 DIVISION: II**

**U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2017-1 Plaintiff, vs.- Richard G. Schoch; Lisa M. Schoch; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants**

**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-001509 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2017-1, Plaintiff and Richard G. Schoch are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on November 21, 2022, the following described property as set forth in said

Final Judgment, to-wit: LOT 39, SHADY ACRES UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1986, MAKE: FIESTA HOMES, VIN#: FDGA6AX6534 AND VIN#: FDGA6AU6534.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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 By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
2424 North Federal Highway, Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
18-312323 FC01 SLE  
Oct. 28; Nov. 4, 2022 22-01651K

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. 2022CA000195000000 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. VICTOR A. RODRIGUEZ CORTES, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2022, and entered in 2022CA000195000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and VICTOR A. RODRIGUEZ CORTES; UNKNOWN SPOUSE OF VICTOR A. RODRIGUEZ CORTES; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 29, 2022, the following described property as set forth in said Final Judgment, to wit:

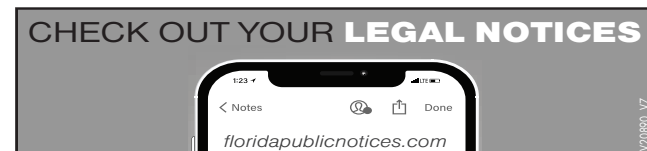
LOT 11, BLOCK 1139, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 19 THROUGH 28, INCLUSIVE,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 1909 MANATEE LN, POINCIANA, FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 October, 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  
20-077431 - CaB  
Oct. 28; Nov. 4, 2022 22-01667K





## SECOND INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO.

53-2021CA-002169-0000-00  
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CIM TRUST 2019-R5, Plaintiff, vs.  
MARIA N. RANGEL A/K/A MARIA RANGEL, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 3, 2022 in Civil Case No. 53-2021CA-002169-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CIM TRUST 2019-R5 is Plaintiff and MARIA N. RANGEL A/K/A MARIA RANGEL, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of November, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

to the plat thereof as recorded in Plat Book 88, Page 46, of the Public Records of Polk County, Florida, LESS the West 45.32 feet thereof, AND ALSO the West 2.4 fee of Lot 33, Lake Gibson Village, as recorded in Plat Book 88, Page 46, of the Public Records of Polk County, Florida.  
Parcel ID:  
24-27-19-161358-000321

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

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
6913515  
20-00808-2  
Oct. 28, Nov. 4, 2022 22-01662K

## SECOND INSERTION

AMENDED 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.

at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com, at 10:00 a.m. on JANUARY 10, 2023. 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  
Oct. 28, Nov. 4, 2022 22-01656K

## SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on November 11, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 MONC mobile home bearing the vehicle identification number 3F44AA32692 and all personal items located inside the mobile home. Last Tenant: Donald Fiske. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, (863) 397-7699.  
Oct. 28, Nov. 4, 2022 22-01652K

## 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.

M09 Derek Smith  
M13 Derek Smith  
L05 Archie Washington  
B25 Jason Johnson  
D18 Katrina Harris  
F01 Diana Lowery  
C33 Pierre Allen  
D06 Derral Wright  
C26 Trudy Whitehead  
M16 Frances Phillips  
Auction date: 11.23.2022  
Oct. 28, Nov. 4, 2022 22-01642K

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.

532019CA005029000000  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.  
BENJAMIN ALSTON; TATESHA ALSTON; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 21, 2022 and entered in Case No. 532019CA005029000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.RE-

ALFORECLOSE.COM, at 10:00 A.M., on November 21, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 38, WHISPERING TRAILS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 37 AND 38, 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 20th day of October, 2022.

Eric Knopp, Esq.  
Bar No.: 709921  
Kahane & Associates, P.A.  
8201 Peters Road, Suite 3000  
Plantation, Florida 33324  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 19-01854 CMS  
V6.20190626  
Oct. 28, Nov. 4, 2022 22-01637K

## SECOND INSERTION

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

CASE NO.: 53-2020-CA-000525  
FREEDOM MORTGAGE CORPORATION Plaintiff, vs.  
JAMES C. MILLS A/K/A JAMES CARL MILLS, STEPHANIE MILLS; UNKNOWN SPOUSE OF JAMES C. MILLS A/K/A JAMES CARL MILLS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reschedule Sale dated the 6th day of October 2022, and entered in Case No. 53-2020-CA-000525, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JAMES C. MILLS A/K/A JAMES CARL MILLS, STEPHANIE MILLS; UNKNOWN SPOUSE OF JAMES C. MILLS A/K/A JAMES CARL MILLS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00am on the 10th day of November 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, WOODHAVEN, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS: THE SOUTH 137 FEET OF THE NORTH 2223 FEET OF THE EAST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT

FOR ROAD PURPOSES OVER THE WEST 30 FEET THEREOF AND SUBJECT TO AN EASEMENT FOR DRAINAGE, BRIDLE PATH AND UTILITIES, INCLUSIVE OVER THE EAST 15 FEET THEREOF.

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 19th day of October 2022.  
By: /s/Migdalia Jordan  
Migdalia Jordan, Esq.  
Florida Bar No. 125410  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
2200 W Commercial Blvd, Ste 103  
Fort Lauderdale, FL 33309  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-0109  
Oct. 28, Nov. 4, 2022 22-01635K

## SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2022-CC-0001231-0  
POINCIANA GOLF VILLAS HOMEOWNERS ASSOCIATION II, INC.

Plaintiff, vs.  
EVELYN SANTANA and UNKNOWN PARTIES IN POSSESSION

Defendants.  
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure dated October 3, 2022, in this cause, in the County Court of Polk County, Florida, Stacy M. Butterfield, the Clerk of the Court shall sell the following described property at public sale on December 2, 2022, online at 10:00 a.m., to the highest and best bidder online at www.polk.realforeclose.com, in accordance with Section 45.031, Fla. Stat.

Lot 1, Block 900, Golf Villas II at Poinciana, according to the Plat thereof, recorded in Plat Book 72, Page(s) 16 through 18, inclusive, of the Public Records of Polk County, Florida.  
Street Address: 485 Prestwick Place Poinciana, FL 34759

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated: October 20, 2022  
Attorney for Plaintiff  
/s/ Jeff A. Stone  
JEFF A. STONE, ESQUIRE  
Florida Bar No.: 0042520  
BLACKBIRD LAW, PA  
390 N. Orange Ave. Suite 2300  
Orlando, Florida 32801  
(407) 233-3249 Telephone  
jstone@blackbirdlegal.com (Primary)  
Oct. 28, Nov. 4, 2022 22-01663K

## SECOND INSERTION

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

CASE NO.:  
2019-CA-004511-0000-00  
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.  
KATRINA HARVEY, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Unopposed Order on Plaintiff's Motion to Cancel and Reschedule the October 24, 2022 Foreclosure Sale dated the 14th day of October, 2022, and entered in Case No. 2019-CA-004511-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KATRINA C. HARVEY; KEATH-EL CHAUNCEY ESQ., AS TRUSTEE ONLY, UNDER THE POLK SHADOW LANE TRUST; SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Stacy M. Butterfield as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 12th day of January, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 49 OF SUNDANCE FIELDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 21st day of October, 2022.  
By: /s/ Aamir Saeed  
Aamir Saeed  
Bar No. 102826  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
2200 W. Commercial Blvd, Suite 103  
Ft. Lauderdale, FL 33309  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-0019  
Oct. 28, Nov. 4, 2022 22-01643K

## SECOND INSERTION

RE-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 20th day of December, 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: 10/24/22  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 20-401213  
Oct. 28, Nov. 4, 2022 22-01649K

# SAVE TIME



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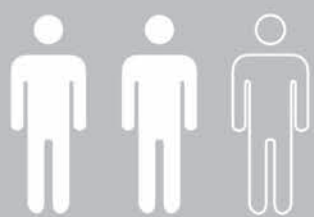
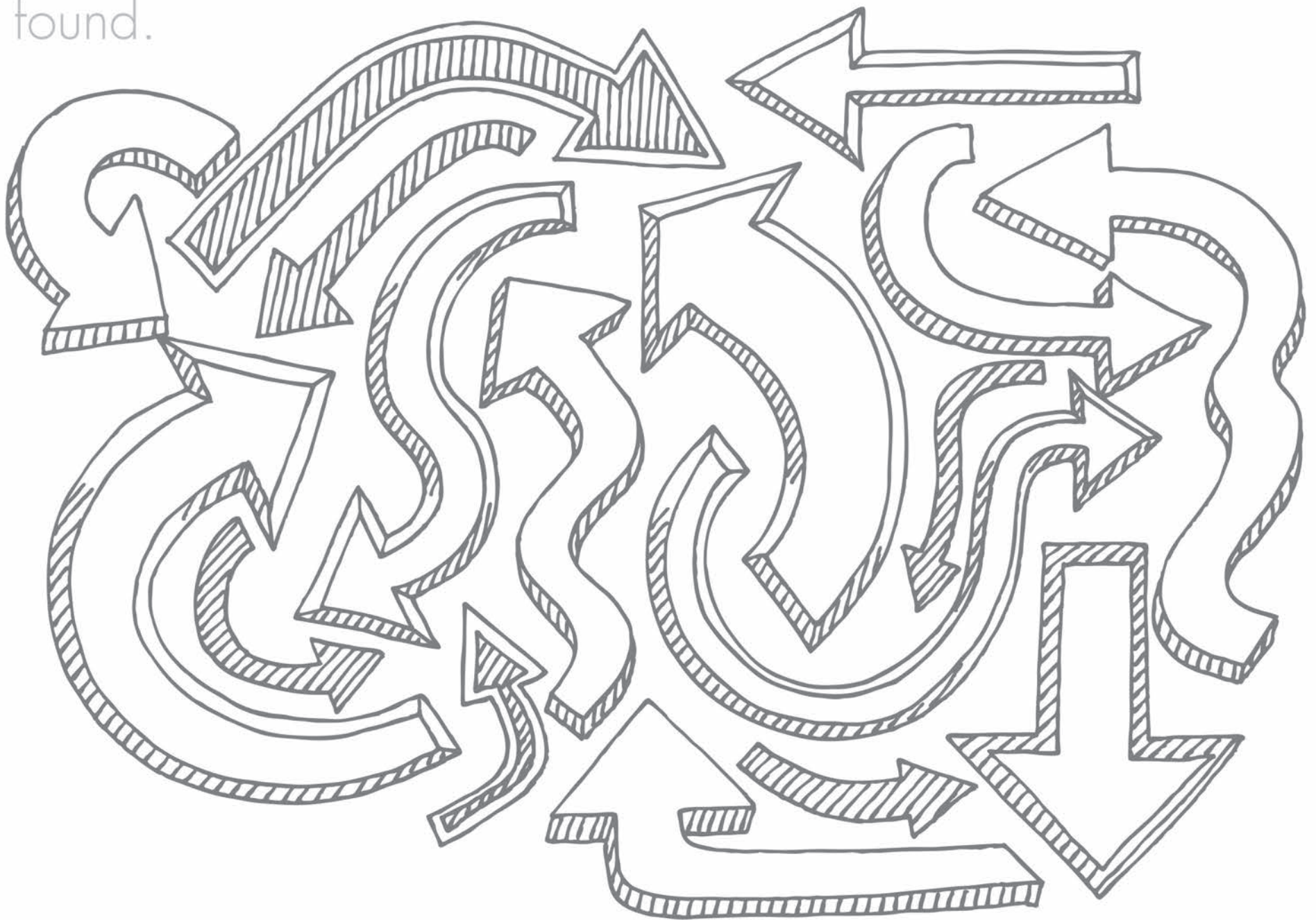
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

11/20/2022, 2:15



# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



**2 OUT OF 3**

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



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.



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



## PUBLIC NOTICES

## An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

- **Business and commerce notices**

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

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

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

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

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

## WHY NEWSPAPERS?

## Newspapers are the primary source

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

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

## Newspaper tradition

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

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

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

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

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

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

## Newspapers: The best medium for public notices

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

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

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

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

## Notices become historical records

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

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

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

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

## Newspaper notices protect due process

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

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

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

